

Original

E-12579/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL.

AH 352966

Certified that the document is admitted the Registrations. The signature sheets and the final settlement sheets attached with the document are the part of this document.

21/10/2022
G-260 3059258/2022
2-35 P.M.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipora, South 24 Parganas
28 OCT 2022
21.10.22
18.10.22

CONVEYANCE

1. Date: 21.10.2022
2. Place: Kolkata
3. Parties

2-35 P.M.
21/10/22

04 JUL 2022

003944

No.....Rs. **100/-** Date.....

Name:..... **ALAMGIR REZA**
..... **ADVOCATE**
Address:..... **ALIPUR JUDGES COURT**
..... **KOL-27**

Vendor:..... **WEP/1358/2023**

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Pagar Court, Kol-27

779501 (S/M/S)



7749

[Faint, illegible text, possibly bleed-through from the reverse side of the page]

779501 (S/M/S)



Abdul Jaleel Molla
Kabilanga
Bamunda
Kankipar
Dist. 24 Pgs (S)
No. 743502

- 3.1 **JALIL MOLLA (PAN CKZPM3645N and AADHAR NO. 2452 1038 4032)** son of Morhum Golam Rahaman Molla alias Golam Rahaman Molla, by faith Islam, by Occupation- Cultivation, residing at Jirangacha, P.O.- Hatisala, P.S.- Kashipur, District- South 24 Parganas, Pin- 700135, (**Vendor**, includes successors-in-interest)

And

- 3.2 **RAHUL KYAL**, having **PAN AGHPK1359F** and **Aadhaar No. 7487 0793 4912**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as shali (agricultural) measuring 8.31 (eight point three one) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, L.R. Khatian No. 3269, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Jeetendra Nath Ghosh:** At all material time one Jeetendra Nath Ghosh was the sole and absolute owner in respect of the land measuring 9.5 (nine point five) decimals more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**).
- 5.1.2 **Demise of Jeetendra Nath Ghosh:** Said Jeetendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sailyabala Ghosh (since deceased) and only daughter, Kanchanbala Ghosh, as his only legal



District Superintendent
Prisons
24 Oct 2022

heiresses, who jointly and in equal share inherited the right, title and interest of Late Jeetendra Nath Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Sailyabala Ghosh:** Said Sailyabala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her only daughter, Kanchanbala Ghosh, as her only legal heiress, who solely inherited the right, title and interest of Late Sailyabala Ghosh in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Kanchanbala Ghosh:** In the aforesaid events, the said Kanchanbala Ghosh became the sole and absolute owner of the Mother property free from all encumbrances and recorded her name under L.R. in the office of the Block Land & land Reforms Office, Bhangar-II, under Khatian No. 3269.
- 5.1.5 **Demise of Kanchanbala Ghosh:** Said Kanchanbala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 2(two) sons namely (1) Ajay Ghosh and (2) Bijay Ghosh and 3(three) daughters namely (1) Anjali Ghosh (2) Manju Devi Alias Manju Ghosh and (3) Mita Das Alias Mita Ghosh, as her only legal heiress, who jointly and in equal share inherited the right, title and interest of Late Kanchanbala Ghosh in the Mother Property, free from all encumbrances.
- 5.1.6 **Sale by Anjali Ghosh & ors.:** By a Deed of Conveyance dated 05th September, 2022, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. I, Volume No. 1621-2022, at Pages 231735 to 231758, being Deed No. 162108484 for the year 2022, said (1) Anjali Ghosh, (2) Manju Devi alias Manju Ghosh, (3) Mita Das alias Mita Ghosh, (4) Ajay Ghosh and (5) Bijay Ghosh, jointly and severally sold, transferred, conveyed the land measuring 8.31(eight point three one) decimal more or less, out of 9.5 (nine point five) decimal out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, L.R. Khatian No. 3269, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Jalil Molla, the vendor herein, free from all encumbrances.
- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Jalil Molla become the sole and absolute owner in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.8 **Completion of Sale:** In furtherance of the above, the Vendor are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.



District Registrar IV
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Kozhikode, Kerala

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- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from



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Kalyan Dist. 421004
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selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being Land classified as shali (agricultural) measuring 8.31 (eight point three one) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, L.R. Khatian No. 3269, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas morefully and particularly described in the Schedule below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.16,00,000/- (Rupees Sixteen Lakh only) (Total Consideration)** which the Purchaser has paid directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being affected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions,



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Registration 115 / 121 St
Bangalore, South 2B
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requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being affected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor' title, Vendor' authority to sell and nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Vendor' name is erroneously recorded in L.R. Record of Right in respect of deficit land area in the R.S. Dag No. 497, corresponding to L.R. Dag No. 465 and the Vendor' name has been erroneously excluded in L.R. Record of Right in respect of the R.S. Dag No. 503, corresponding to L.R. Dag No. 471 and the Vendor is entitled to get mutation in respect of the Said Property as recited under clause 5.1 and sub-clauses thereunder. Further, the Vendor hereby conveys all the Vendor' right, title and interest in the said R.S. Dag Nos. 497 and 503 under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.



தமிழ்நாடு தேர்தல் அலுவலகம்
தென் ஆற்காடு
16/21 சிவ சாஸ்திரி
தேர்தல் அலுவலகம்
தென் ஆற்காடு

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- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the



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nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule
(Said Property)**

Land (vacant) classified as shali (agricultural) measuring 8.31 (eight point three nine) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, L.R. Khatian No. 3269, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North : By R.S. Dag Nos. 111, 112, 113, 118 & 121
On the East : By R.S. Dag No. 479
On the South : By R.S. Dag Nos. 501, 500, 499, 498, 496 & 503
On the West : By Mouza Hatisala.



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Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
497	465	582	3269	38	8.31
Total					8.31

10. Execution and Delivery

10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Anwar Hussain
Vill- Jirangach
P.O- Hatisal
P.S - Kashipur



[Vendor]

2. Anjit Roy
17, Dixon Road
KOL-14.

NISHANUDDIN MOHA

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Drafted by:

Alamgir Hossain

Advocate

Alipore Judges Court
KOL-27

NB/1366/03



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Bangalore, Karnataka

21 OCT 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.16,00,000 /-** (Rupees Sixteen Lakh only) towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR NO. IOBAR52022102000493615	20.10.2022	Indian Overseas Bank	16,00,000/-
			16,00,000/-

Witnesses:

1. Anwar Hussain



[Vendor]

2. Arijit Roy



District Sub-Registrar-
Registrar U/S 7 (2) of
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Alipur, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS

Rehman



Rehman

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

07/04/2015



07/04/2015

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



District Supt. Registrar-IV
Request 1175/2022 of
Proclamation 1808
Alipore, South 24 Parganas
21 OCT 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042003054258/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	JALIL MOLLA Jirangacha, City - . P.O.- Hatisala, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			 21-10-22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village - Kabilidanga, P.O.- Bamunia, P.S.- Kashipur, District - South 24-Parganas, West Bengal, India, PIN - 743502	JALIL MOLLA			 21.10.22

(Anupam Halder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230147240988

GRN Details

GRN: 192022230147240988 Payment Mode: SBI Epay
GRN Date: 20/10/2022 17:26:06 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0746630226636 BRN Date: 20/10/2022 17:26:31
Gateway Ref ID: 20221020850247 Method: Indian Overseas Bank NB
GRIPS Payment ID: 201020222014724097 Payment Init. Date: 20/10/2022 17:26:06
Payment Status: Successful Payment Ref. No: 2003054258/5/2022
(Query No*Query Year)

Depositor Details

Depositor's Name: Mr RAHUL KYAL
Address: 30C, SOUTH END PARK, KOLKATA-700029
Mobile: 9330394689
R.E.F. No: 2003054258/5/2022
Name: STAMP AND REVENUE DEPARTMENT
Period From (dd/mm/yyyy): 20/10/2022
Period To (dd/mm/yyyy): 20/10/2022
Remarks: Payment of SD and RF
Period From (dd/mm/yyyy): 20/10/2022
Period To (dd/mm/yyyy): 20/10/2022
Payment Ref ID: 2003054258/5/2022
Dept Ref ID/DRN: 2003054258/5/2022



Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003054258/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	48020
2	2003054258/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	16046
			Total	64066

IN WORDS: SIXTY FOUR THOUSAND SIXTY SIX ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



201020222014724097

RIPS Payment Detail

RIPS Payment ID:	201020222014724097	Payment Init. Date:	20/10/2022 17:26:06
Total Amount:	64066	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0746630226636	BRN Date:	20/10/2022 17:26:31
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAHUL KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230147240988	Directorate of Registration & Stamp Revenue	64066
Total			64066

IN WORDS: SIXTY FOUR THOUSAND SIXTY SIX ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003054258/2022	Office where deed will be registered
Query Date	20/10/2022 11:43:20 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394589, Status :Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 16,00,000/-	Rs. 16,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 48,020/- (Article 23)	Rs. 16,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-497	RS-582	Bastu	Shali	8.31 Dec	16,00,000/-	16,00,000/-	
Grand Total :					8.31Dec	16,00,000 /-	16,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	JALIL MOLLA Son of Morhum Golam Rahaman Molla, Jirangacha, City:- , P.O.- Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. CKxxxxxx5N, Aadhaar No: 24xxxxxxxx4032, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003054258 of 2022. Printed On: Oct 20 2022 11:43AM. Generated from wregistration.gov.in



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RAHUL KYAL Son of Balkrishan Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxxx4912,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of JALIL MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JALIL MOLLA	RAHUL KYAL-8.31 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 19-11-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
 D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 200004258 of 2022, Printed On : Oct 20 2022 11:42AM, Generated from wroregistration.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL KYAL
BALKRISHAN KYAL
19/03/1984
 Permanent Account Number
AGHPK1359F
Rahul Kyal
 Signature

भारत सरकार
GOVT. OF INDIA





Rahul Kyal

पत्रकारिता विभाग / प्रसारण विभाग / अंतर-राज्य सेवा विभाग
आयकर विभाग, प्रसारण विभाग
ए.टी. सी.बी. बिल्डिंग, प्लॉट नं. 241, सर्वे नं. 97/3,
मिडल कोलोन, नई दिल्ली-110 002,
एन-411 014

If you need a bill / someone's bill card is found,
please write / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Market Street,
Plot No. 241, Survey No. 97/3,
Model Colony, Near Deep Bunglow Chowk,
Delhi-110 002

Tel: 91-11-2711 8080, Fax: 91-11-2711 8081
e-mail: nsdl@nsdl.co.in

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राहुल ख्याल
Rahul Kyal

पहचान / ID: 13021381
 पुरुष / Male




7487 0793 4912

मेरा आधार, मेरी पहचान

Rahul Kyal




राहुल ख्याल
Rahul Kyal

पहचान / ID: 13021381

Address: S/O Zaherulla Kyal, 30 C, South
 End Park, Near Old Park, Kulkarni, Kulkarni,
 West Bengal, 700025



7487 0793 4912

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  mca.gov.in
 www.aadhaar.gov.in





ভারতীয় বিনিয়োগ পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No 1040/20654/21056

To:
জলি মোতা
Jali Mota
Jrangachha
Jiran Gachhi
Halsala-Bhangar - II South 24 Parganas
West Bengal 700135

15/03/2015

Ref: 313 / 205 / 134706 / 135491 / P



SE497551509FT



আমনার আধার সংখ্যা / Your Aadhaar No. :

2452 1038 4032

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



জলি মোতা
Jali Mota
পিতা : গোলাম রহমান মোতা
Father : Golam Rahman
Mota
অনুলিপি / DOB : 23/03/1950
পুংস / Male



2452 1038 4032

আধার - সাধারণ মানুষের অধিকার



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

2452 / 134706



ভারতীয় বিনিয়োগ পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা: হিঙ্গলবাড়ী, হিঙ্গলবাড়ী,
পশ্চিম ২৪ পরগণা, হাতিপালা, পশ্চিম
বঙ্গ, ৭০০১৩৫

Address: Jrangachha, Jiran
Gachhi, South 24 Parganas,
Halsala, West Bengal, 700135

2452 1038 4032



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103 104 1347



help@uidai.gov.in



www.uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



JALIL MOLLA
GOLAM RAHAMAN MOLLA

12/03/1980
 Permanent Account Number
CKZPM3645N


 Signature

गोपाल रामाजी

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UHPS,
 Plot No. 3, Sector 11, CED Bhopal,
 New Mumbai - 400 614.

इस कार्ड के खोने/पैने या कृपया सूचित करें/वापस करें :
 आयकर पैन सेवा इकाई, UHPS,
 प्लॉट नं. 3, सेक्टर 11, सी.ई.डी. भोपाल,
 नई मुंबई - 400 614.





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 2189/72469/07857

To
 Nizam Uddin Molla
 S/O Abdul Jafar Molla
 Kachhalinga
 Bhatnagar
 Bahmani, Bhanganur - II, South 24 Parganas,
 West Bengal - 743502
 8732981154

संलग्नता



KAR000902218F11



आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान



भारत सरकार

GOVERNMENT OF INDIA



Nizam Uddin Molla
 700-81810000
 Male



4016 2375 5842

मेरा आधार, मेरी पहचान

Nizamuddin Molla



[Illegible text]

[Illegible text]



Major Information of the Deed

Deed No :	I-1604-12579/2022	Date of Registration	26/10/2022
Query No / Year	1604-2003054258/2022	Office where deed is registered	
Query Date	20/10/2022 11:43:20 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 16,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,120/- (Article:23)	Rs. 16,046/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-497	RS-582	Bastu	Shall	8.31 Dec	16,00,000/-	16,00,000/-
Grand Total :					8.31Dec	16,00,000 /-	16,00,000 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>JALIL MOLLA (Presentant) Son of Morhum Golam Rahaman Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CKxxxxx5N, Aadhaar No: 24xxxxxxx4032, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence</p>

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to ensure the validity of the results.

3. The third part of the document focuses on the analysis and interpretation of the collected data. It discusses the various statistical and analytical tools used to identify trends, patterns, and relationships within the data.

4. The fourth part of the document discusses the implications and conclusions drawn from the analysis. It highlights the key findings and their potential impact on the organization's operations and decision-making processes.

5. The fifth part of the document provides a summary of the overall findings and recommendations. It emphasizes the need for continuous monitoring and evaluation to ensure the effectiveness of the implemented measures.

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAHUL KYAL Son of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Barmunia, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743502			

Identifier Of JALIL MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JALIL MOLLA	RAHUL KYAL-8.31 Dec

On 20-10-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 16,00,000/-



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-10-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:35 hrs on 21-10-2022, at the Private residence by JALIL MOLLA ,Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 21/10/2022 by JALIL MOLLA, Son of Morhum Golam Rahaman Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation

Identified by NIJAM UDDIN MOLLA, , Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-10-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,046.00/- (A(1) = Rs 16,000.00/- ,E = Rs 14.00/- , H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 16,046/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/10/2022 5:26PM with Govt. Ref. No: 192022230147240988 on 20-10-2022, Amount Rs: 16,046/-, Bank: SBI EPay (SBIEPay), Ref. No. 0746630226636 on 20-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 48,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 48,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3944, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/10/2022 5:26PM with Govt. Ref. No: 192022230147240988 on 20-10-2022, Amount Rs: 48,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0746630226636 on 20-10-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 362873 to 362893

Serial No 160412579 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.10.28 12:14:02 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/10/28 12:14:02 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

012877/25

E-12619/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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21/8
E-2261953

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Register-II
Alipore, South 24-Parganas

21 AUG 2025

CONVEYANCE

1. Date: 21/08/25
2. Place: Kolkata
3. Parties

22737

20 JUN 2025

No.....Rs.100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

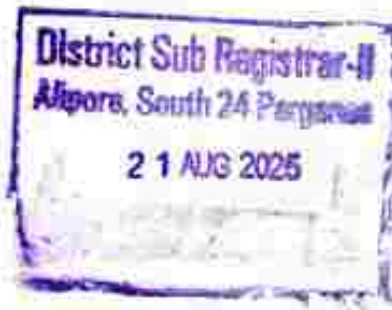
AMITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL-27



Handwritten notes in Bengali script, partially illegible.



Amrita Ghosh
Po- Biplob Ghosh
vill- Beliachandi
Po- Gocharion
P.S- Jorjagar
Dist- 24 Pgs(S)
743331



- 3.1 **SUMAN GHOSH (PAN DOCPG8486P and Aadhaar No. 2995 3713 1905)**, son of Late Chitto Ghosh, by faith Hindu, by occupation Student, nationality Indian, residing at Bamunia, Post Office Bamunia, Police Station Bhangar, Canning II, District South 24 Parganas, West Bengal - 743502;
- 3.2 **PRIYA GHOSH (PAN DOCPG8487N and Aadhaar No. 4629 8122 0022)**, daughter of Late Chitto Ghosh, by faith Hindu, by occupation Student, nationality Indian, residing at Bamunia, Post Office Bamunia, Police Station Bhangar, Canning II, District South 24 Parganas, West Bengal - 743502;

both being Minors, represented by their Guardian (Mother), **KRISHNA GHOSH (PAN DOCPG4614F and Aadhaar No. 3518 9391 6798)**, wife of Late Chitto Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Bamunia, Post Office Bamunia, Police Station Bhangar, Canning II, District South 24 Parganas, West Bengal - 743502.

(collectively **Vendors**, include successors-in-interest)

And

- 3.3 **BALKRISHAN KYAL & OTHERS HUF (PAN AACHB2734G)** having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **BALKRISHAN KYAL**, having **PAN ABDPK2892E and Aadhaar No. 2627 7669 6204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

The Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land admeasuring 0.6917 (zero point six nine one seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118, 497, 500, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112, 465, 468, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 1522 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible



District Sub Registrar-II
Alipore, South 24 Parganas
21 AUG 2025

rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 837.825 (eight hundred thirty seven point eight two five) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	112
94	181	42	42
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
117	187	11	11
118	629	131	131
497	582	38	14.25
500	582	66	66
501	582	99	39.2
503	582	57	21.375
Total:			837.825

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari



District Sub Registrar-II
Alipore, South 24 Parganas
21 AUG 2025

Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Property Of Nagendra:** In the above mentioned circumstances said Nagendra Nath Ghosh became the sole and absolute owner in respect of land measuring 93.0924 (ninety three point zero nine two four) decimal, more or less, out of the Mother Property (**Property Of Nagendra**), free from all encumbrances. The details of the Property Of Nagendra are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	12.4445
94	181	42	4.6667
100	629	101	11.2223
102	629	154	17.1112
111	629	12	1.3334
112	629	94	10.4445
113	629	40	4.4445
117	187	11	1.2223
118	629	131	14.5556
497	582	38	1.5834
500	468	66	7.3334
501	469	99	4.3556
503	471	57	2.375
Total:			93.0924

5.1.5 **Ownership of Property Of Radharani:** Said Radharani Ghosh, daughter of Late Uttam Chandra Ghosh, sold certain portion out of her entitlement in the Mother Property and remained the sole and absolute owner in respect of land measuring 1.2223 (one point two two two three) decimal, more or less, in said R.S. Dag No. 117, out of the Mother Property (**Property Of Radharani**), free from all encumbrances. The details of the Property Of Radharani are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
117	187	11	1.2223

5.1.6 **Demise of Nagendra Nath Ghosh:** Said Nagendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (1) Madan Mohan Ghosh, (2) Balaram Ghosh, (3) Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh and (4) Ashoke Kumar Ghosh and 5 (five) daughters, namely, (1) Lakshmi Rani Ghosh, (2) Saraswati Ghosh,



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(3) Draupadi Ghosh, (4) Chayna Ghosh and (5) Menoka Ghosh (collectively **Legal Heirs Of Nagendra**), as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Nagendra Nath Ghosh in the Property Of Nagendra, free from all encumbrances.

5.1.7 **Demise of Radha Rani Ghosh:** Said Radha Rani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (1) Bipin Bihari Ghosh, (2) Jatish Chandra Ghosh, (3) Nagendra Nath Ghosh, (4) Kshitish Chandra Ghosh, (5) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (6) Lalit Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in the Property Of Radharani, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

5.1.8 **Descendants of Nagendra Nath Ghosh:** Said Nagendra Nath Ghosh, died leaving behind him surviving the Legal Heirs Of Nagendra as aforesaid. It is pertinent to mention here that all the Legal Heirs Of Nagendra were alive on the date of demise of Late Radha Rani Ghosh to collectively inherit 1/7th share out of the Property Of Radharani left behind by Late Radha Rani Ghosh, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

5.1.9 **Ownership of Larger Property:** In the above mentioned circumstances said Lakshmi Rani Ghosh became the sole and absolute owner in respect of land measuring 10.3636 (ten point three six three eight) decimal, more or less, out of the Property Of Nagendra and Property Of Radharani (collectively **Larger Property**), free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	1.3828
94	181	42	0.5186
100	629	101	1.247
102	629	154	1.9013
111	629	12	0.1482
112	629	94	1.1605
113	629	40	0.4939
117	187	11	0.1554
118	629	131	1.6173
497	582	38	0.176
500	468	66	0.8149
501	469	99	0.484
503	471	57	0.2639
Total:			10.3638



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5.1.10 **Demise of Lakshmi Rani Ghosh:** Said Lakshmi Rani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her husband, Panchulal Ghosh, 4 (four) sons, namely, (1) Sujit Kumar Ghosh, (2) Siddhartha Kumar Ghosh, (3) Samir Kumar Ghosh alias Samir Ghosh and (4) Chitto Ghosh and 5 (five) daughters, namely, (1) Chandraboti Ghosh, (2) Tararani Ghosh, (3) Amalabala Ghosh, (4) Kamala Ghosh and (5) Sumitra Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Lakshmi Rani Ghosh in the Larger Property, free from all encumbrances.

5.1.11 **Demise of Chitto Ghosh:** Said Chitto Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Krishna Ghosh, 1 (one) son, Suman Ghosh and 1 (one) daughter, Priya Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Chitto Ghosh in the Larger Property, free from all encumbrances.

5.1.12 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Suman Ghosh and (2) Priya Ghosh (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.13 **Permission of Court:** Since the Vendors are minors, the mother of the Vendors, Krishna Ghosh, filed an application before the Learned District Judge, South 24 Parganas at Alipore, being Misc. Case No. 29 of 2023 for obtaining permission under Section 7 read with Section 29 and 31 of The Guardians and Wards Act, 1890 (Act 8 of 1890) for sale of the Said Property for the benefit, welfare and wellbeing of her minor children, i.e. (1) Suman Ghosh and (2) Priya Ghosh (collectively the Vendors herein). The Learned Court was pleased to pass an Order, vide No. 16, dated 3rd July, 2025 permitting Krishna Ghosh (the mother of the Vendors) to sale the Said Property for and on behalf of her minor children, (1) Suman Ghosh and (2) Priya Ghosh (collectively the Vendors herein) for the overall welfare.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any



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excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and



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the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 0.6917 (zero point six nine one seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118, 497, 500, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112, 465, 468, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 1522 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.60,000/- (Rupees Sixty Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.



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- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the



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Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his/her/its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors



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further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 0.6917 (zero point six nine one seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118, 497, 500, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112, 465, 468, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 1522 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
92	86	181	150	0.0922
94	88	181	42	0.0346
100	94	629	101	0.0832
102	96	629	154	0.1268
111	105	629	12	0.01
112	106	629	94	0.0774
113	107	629	40	0.033
117	111	187	11	0.0105
118	112	629	131	0.1079
497	465	582	38	0.0118
500	468	582	66	0.0544
501	469	582	99	0.0323
503	471	582	57	0.0176



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Total:	0.6917
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Said R.S. Dag No. 92 is butted and bounded as follows:

On the North : By R.S. Dag No. 91
On the East : By R.S. Dag Nos. 94, 93 & 100
On the South : By R.S. Dag Nos. 102
On the West : By Mouza Hatisala

Said R.S. Dag No. 94 is butted and bounded as follows:

On the North : By R.S. Dag No. 67
On the East : By R.S. Dag No. 95
On the South : By R.S. Dag Nos. 96, 100 & 93
On the West : By R.S. Dag No. 92 & 93

Said R.S. Dag No. 100 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 93 & 94
On the East : By R.S. Dag Nos. 96 & 99
On the South : By R.S. Dag Nos. 101 & 118
On the West : By R.S. Dag Nos. 92 & 102

Said R.S. Dag No. 102 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 92
On the East : By R.S. Dag Nos. 100 & 101
On the South : By R.S. Dag Nos. 103 & 105
On the West : By Mouza Hatisala

Said R.S. Dag No. 111 is butted and bounded as follows:

On the North : By R.S. Dag No. 110
On the East : By R.S. Dag No. 112
On the South : By R.S. Dag No. 497
On the West : By Mouza Hatisala

Said R.S. Dag No. 112 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 109 & 114
On the East : By R.S. Dag No. 113
On the South : By R.S. Dag No. 497
On the West : By R.S. Dag No 111

Said R.S. Dag No. 113 is butted and bounded as follows:

On the North : By R.S. Dag No. 114
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 497
On the West : By R.S. Dag No. 112

Said R.S. Dag No. 117 is butted and bounded as follows:

On the North : By R.S. Dag No. 101
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 116
On the West : By R.S. Dag No. 104

Said R.S. Dag No. 118 is butted and bounded as follows:

On the North : By R.S. Dag No. 100
On the East : By R.S. Dag Nos. 99, 119 & 121



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On the South : By R.S. Dag No. 497
On the West : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

Said R.S. Dag No. 497 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 111, 112, 113, 118 & 121
On the East : By R.S. Dag No. 479
On the South : By R.S. Dag Nos. 501, 500, 499, 498, 496 & 503
On the West : By Mouza Hatisala

Said R.S. Dag No. 500 is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag No. 499
On the South : By R.S. Dag No. 510
On the West : By R.S. Dag No. 501

Said R.S. Dag No. 501 is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag No. 500
On the South : By R.S. Dag No. 502
On the West : By R.S. Dag No. 503

Said R.S. Dag No. 503 is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag Nos. 501, 502, 504, 505, 506 & 507.
On the South : By R.S. Dag No. 507
On the West : By Mouza Hatisala

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Ananta Ghosh
vill-Badiachandi
P.O-Gocharua
P.S-Jaynagar
Dist-24P.S (3)
743391

2. Rajib Roy
vill-Suloreni, Goumperangan,
KOL-700169

Drafted by:

Atangir Perza
WB/1366/03

Advocate

Alipore Judges Court
KOL-27

Krishna Ghosh

[Vendors, represented by their
Guardian Krishna Ghosh]



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.60,000/- (Rupees Sixty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	In favour of	Date	Bank	Amount (Rs.)
Term Deposit vide Account No. 414456110000170	Suman Ghosh	13.08.25	Bank Of India	30,000/-
Term Deposit vide Account No. 414456110000171	Priya Ghosh	13.08.25	Bank Of India	30,000/-
Total:				60,000/-

Witnesses:

1. *Ananta Ghosh*

Krishna Ghosh

[Vendors, represented by their
Guardian **Krishna Ghosh**]























2. *Rabiu Rafiq*



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Samuel</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Krishna Ghosh</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
	Little Ring Middle Fore Thumb (Left Hand)					
	Thumb Fore Middle Ring Little (Right Hand)					



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Date of Application for the copy	28.07.25
Date fixed for the copy to be ready	28.07.25
Date of payment of fee	30.07.25
Date at which the copy was ready for delivery	30.07.25
Date at which the copy was handed over to the applicant	31.07.25

EDX-5379/25
In the court of the CD, District Judge at Alipur

ACT 32 case 29/23
ACT XXXII case-29/23

Kaishma Gosh

Schedule of cost of the copy	
Appraisal	05.02
Photo and A. Stamp	8.00
Authentication Fee	8.00
Registration Fee	4.00
Seaching fees	/
Taxing Fees	/
Other Fees if any	/

25.02/



Sl. No. 349/25
EDX 5379 dt 28.7
P/S - 02 sheets
T - 02 sheets

In the Court of District Judge, South 24 Parganas at Allpore

Act XXXII Case No. 29 of 2023

Present : Sri Subhradip Mitra (WB01129) District Judge,
South 24 Parganas at Allpore

Krishna Ghosh Petitioner

Priya Ghosh and Suman Ghosh Mitors

U/s 7 read with Sec. 29 of the Guardians and Wards Act, 1890 read with Sec.
31 of the said Act.

Order No. 16, dated 03.07.2023

Today is fixed for passing order.

Hazirs for the petitioner is filed.

At this stage, the record is taken up for passing order.

This is an application U/s. 7 read with Sec. 29 of the Guardians and Wards
Act, 1890 read with Sec. 31 of the said Act.

Petitioner's case in brief is that one Chitto Ghosh had inherited the entire
piece and parcel of land admeasuring 1.2264 decimals more or less comprised in
P5-Dag. Nos. 100, 102, 111, 112, 113, 117, 118, 92, 94, 497, 500, 501 and 503
respectively recorded under RS Khatian nos. 629, 181, 187 and 582, Mouza-
Jrangocha, JL no. 25, P5-Kastipur (formerly Bhanga) within the jurisdiction of
Bhagabanpur Gram Panchayet, Sub-Registration District-Bhanga, District-South
24 Parganas from his mother Smt. Lalatani Ranj Ghosh (since-deceased).
Unfortunately, said Chitto Ghosh died on 02.06.2021 leaving behind the petitioner
being his wife as well as two minor children namely Priya Ghosh and Suman
Ghosh being his legal heirs and successors, who inherited 1/3rd undivided share
each over the schedule property.

The present petitioner is the mother and natural guardian of the said
minor children and as such she has to look after and maintain her minor
children namely Priya Ghosh and Suman Ghosh.

For higher education cost and maintenance of the minor children, certain
fund is required. Hence, this case, which also includes the prayer for appointing
herself as the legal guardian of the person and property of the minor children
named above.

In compliance to a direction of this Court, as per order dated 23.03.2023
newspaper publication was made from the end of petitioner over the subject.



(contd....order no.16, dated 03.07.2025 in Act XXXII Case No.29 of 2023)

matter of this case.

In support of her case, the petitioner namely, Krishna Ghosh, herself deposed before the Court as RW1. The documents viz, the photocopy of the Aadhar Card of the witness has been proved and marked exhibit-1, the photocopy of the Aadhar Card of the minor namely Priya Ghosh has been proved and marked exhibit-2, the photocopy of Aadhar Card of the minor namely Suman Ghosh has been proved and marked exhibit-3, the original birth certificate of the minor Priya Ghosh has been proved and marked exhibit-4, the original birth certificate of the minor Suman Ghosh has been proved and marked exhibit-5, the original death certificate of Chitta Ghosh has been proved and marked exhibit-6, the original legal heir certificate of Chitta Ghosh issued by Chaitabheria Gram Panchayat has been proved and marked exhibit-7, the original progress report of Priya Ghosh has been proved and marked exhibit-8, the original progress report of Suman Ghosh has been proved and marked exhibit-9, the original counterpart of fee book of Priya Ghosh has been proved and marked exhibit-10, the original counterpart of fee book of Suman Ghosh has been proved and marked exhibit-11, the attested true copy of school registration certificate of Priya Ghosh has been proved and marked exhibit-12 and the original certified copies of RS parcha in respect of Dag nos 181, 629, 187 and 582 have been collectively proved and marked exhibit-13, respectively on her behalf.

From the unchallenged oral testimony of RW1 and on perusal of the documents produced by RW1, it is apparent that the minor namely, Priya Ghosh and Suman Ghosh are the joint owners of the 2/3rd share of the undivided suit property i.e. each having 1/3rd share over the same, mentioned in the schedule of the original application, which they acquired by way of inheritance on the death of their father.

Section 29 of the Guardians and Wards Act, 1890 mandates that for sale of the minors' share in the schedule property (as mentioned in Schedule) through the natural guardian of the minor, permission of this Court is necessary, and for which the prayer of the petitioner/mother as the natural guardian of the minor may be allowed to provide substantial and speedy justice with a view to meet out the necessity of the minor.

Upon such consideration, it is,

ORDERED

that the petition U/s 7 read with Sec. 29 of the Guardians and Wards Act, 1890 read with Sec. 31 of the said Act is allowed.

The petitioner/mother namely, Krishna Ghosh being the natural guardian



(contd. order no. 16, dated 03.07.2025 in Act XXXII Case No. 29 of 2023)

of the minor is entitled and permitted to sell the share of the minors namely, Priya Ghosh and Suman Ghosh with respect to their 2/3rd share as per the schedule mentioned in the original application to the intending purchaser at a highest price subject to a condition that the petitioner/mother is to furnish a bond of Rs.50,000/- (Rupees Fifty Thousand only) with an undertaking that the sale proceeds amounting to the share of the minors should be deposited in F.D./E.M.I. account of a Nationalized Bank/Indian Post Office.

The minors, Priya Ghosh and Suman Ghosh be authorized to withdraw the money, if necessary, from that account after attaining the age of majority.


The petitioner is hereby given the liberty to utilize the interest, if any, accrued from the said amount from Bank or Indian Post Office, for the purpose of maintenance, medical treatment or any other expenses of the said minors only.

The petitioner is also directed that she will produce the minor children before this Court as and when required and that she will furnish report in respect of the shares of the minors deposited in the F.D. account of a Nationalized Bank/Indian Post Office, within three months from this day and/or in case of any delay in selling out the property, within one month from the date of such sale.

The case is disposed of accordingly.

Dictated and corrected by me

District Judge


District Judge
(WB01129)



Examined and found to be a true copy and correctly stamped.
Ratnendu Mishra
Althous Camparing Clk.
Dist. Judge's Court
Date 30/7/25

Certified to be True Copy
[Signature] 30/7/25
Head Copying Clk.
Copying Department
District Judge's Court
Enacted by 19 Act. I of 1944

[Signature]
30/7/25



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260222170778

GRN Details

GRN:	192025260222170778	Payment Mode:	SBI Epay
GRN Date:	20/08/2025 17:53:15	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7209266426129	BRN Date:	20/08/2025 17:54:18
Gateway Ref ID:	20250820858498	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	200820252022217076	Payment Init. Date:	20/08/2025 17:53:15
Payment Status:	Successful	Payment Ref. No:	2002261953/3/2025 (Query No* Query Year)

Depositor Details

Depositor's Name:	Mr BALKRISHAN KYAL AND OTHERS HUF
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	20/08/2025
Period To (dd/mm/yyyy):	20/08/2025
Payment Ref ID:	2002261953/3/2025
Dept Ref ID/DRN:	2002261953/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002261953/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	1000
			Total	1000

IN WORDS: ONE THOUSAND ONLY.



Major Information of the Deed

Deed No :	I-1602-12619/2025	Date of Registration	21/08/2025
Query No / Year	1602-2002261953/2025	Office where deed is registered	
Query Date	06/08/2025 6:19:56 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 60,000/-	Rs. 60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,020/- (Article:23)	Rs. 1,032/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Keshipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shall	0.0632 Dec	7,200/-	7,200/-	
L2	RS-102	RS-629	Bastu	Danga	0.1268 Dec	11,000/-	11,000/-	
L3	RS-111	RS-629	Bastu	Danga	0.01 Dec	850/-	850/-	
L4	RS-112	RS-629	Bastu	Danga	0.0774 Dec	8,700/-	8,700/-	
L5	RS-113	RS-629	Bastu	Danga	0.033 Dec	2,850/-	2,850/-	
L6	RS-118	RS-629	Bastu	Danga	0.1079 Dec	9,300/-	9,300/-	
L7	RS-92	RS-181	Bastu	Danga	0.0922 Dec	8,000/-	8,000/-	
L8	RS-94	RS-181	Bastu	Shall	0.0346 Dec	3,000/-	3,000/-	
L10	RS-497	RS-582	Bastu	Shall	0.0156 Dec	1,000/-	1,000/-	
L11	RS-500	RS-582	Bastu	Danga	0.0544 Dec	4,700/-	4,700/-	
L12	RS-501	RS-582	Bastu	Danga	0.0323 Dec	2,800/-	2,800/-	
L13	RS-503	RS-582	Bastu	Danga	0.0176 Dec	1,700/-	1,700/-	
L14	RS-117	RS-629	Bastu	Shall	0.0105 Dec	900/-	900/-	
		TOTAL :			.6917Dec	60,000 /-	60,000 /-	
		Grand Total :			.6917Dec	60,000 /-	60,000 /-	

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for ensuring the integrity and transparency of the financial system. This includes not only recording the amount and date of each transaction but also identifying the parties involved and the purpose of the transaction.

The second part of the document outlines the various methods used to collect and analyze financial data. It describes how data is gathered from different sources, such as bank statements, invoices, and receipts, and how this information is then processed and analyzed to identify trends and patterns. This analysis is crucial for making informed decisions and identifying areas where improvements can be made.

The third part of the document focuses on the role of technology in modern financial management. It highlights how advancements in software and hardware have significantly improved the efficiency and accuracy of financial operations. From automated data entry to sophisticated analytics tools, technology has become an indispensable part of the financial landscape.

Finally, the document concludes by discussing the future of financial management. It suggests that as technology continues to evolve, there will be a growing emphasis on data-driven decision-making and the use of artificial intelligence to optimize financial processes. It also notes the importance of staying up-to-date with the latest trends and innovations in the field.

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUMAN GHOSH Son of Chitta Ghosh Bamunia, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth:XX-XX-2XX3, PAN No.:- DOxxxxxx6P, Aadhaar No: 29xxxxxxxx1905, Status :Minor, Executed by: Guardian, Executed by: Guardian
2	PRIYA GHOSH Daughter of Chitta Ghosh Bamunia, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth:XX-XX-2XX3, PAN No.:- DOxxxxxx7N, Aadhaar No: 46xxxxxxxx0322, Status :Minor, Executed by: Guardian, Executed by: Guardian

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALKRISHAN KYAL & OTHERS HUF 30C, South End Park, City:- , P.O:- Saral Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2, PAN No.:: Mxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KRISHNA GHOSH (Presentant) Wife of Chitta Ghosh Date of Execution - 21/08/2025, Admitted by: Self, Date of Admission: 21/08/2025, Place of Admission of Execution: Office		 Captured 1.37 21/08/2025	 21/08/2025
Bamunia, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: DOxxxxxx4F, Aadhaar No: 35xxxxxxxx6798 Status : Guardian, Guardian of : SUMAN GHOSH, PRIYA GHOSH				

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPU DEB GHOSH Belachand, City:- , P.O:- GOGHAIKAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743501		 Captured 21/08/2025	 21/08/2025
Identifier Of KRISHNA GHOSH			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0416 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0416 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0059 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0059 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0272 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0272 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.01615 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.01615 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0088 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0088 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.00525 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.00525 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0634 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0634 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.005 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.005 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0387 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0387 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0165 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0165 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.05395 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.05395 Dec

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the company's revenue for the quarter. It includes a comparison between actual performance and the budgeted figures. The analysis shows that while sales in the core market met expectations, there was a significant shortfall in the emerging markets segment.

The third section focuses on the operational challenges faced by the company. It highlights the need for better inventory management and more efficient supply chain processes. The author suggests implementing a just-in-time inventory system to reduce holding costs and improve cash flow.

Finally, the document concludes with a set of recommendations for the upcoming quarter. It advises the management to focus on strengthening customer relationships and exploring new market opportunities. The author also stresses the importance of regular communication and reporting to keep the board informed of the company's progress.

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0461 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0461 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SUMAN GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0173 Dec
2	PRIYA GHOSH	BALKRISHAN KYAL & OTHERS HUF-0.0173 Dec

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the company's revenue streams. This includes sales from various product lines, licensing fees, and other income sources. Each category is analyzed to determine its contribution to the overall financial health of the organization.

The third section focuses on the company's operational costs. It details the expenses related to production, marketing, and administrative functions. By comparing these costs against the revenue, the document aims to identify areas where efficiency can be improved.

Finally, the document concludes with a summary of the financial performance over the reporting period. It highlights key trends, such as the steady increase in sales and the effective management of costs, which have led to a profitable year.

Endorsement For Deed Number : I - 160212619 / 2025

On 21-08-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:10 hrs on 21-08-2025, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by KRISHNA GHOSH .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,000/-

Executed by Guardian

Execution is admitted by KRISHNA GHOSH ., Wife of Chitta Ghosh, Bamunia, P.O: Bamunia, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502. by caste Hindu, by profession House wife as the guardian of 1. minor SUMAN GHOSH Bamunia, P.O: Bamunia, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502. 2. minor PRIYA GHOSH Bamunia, P.O: Bamunia, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502.

Identified by AMRITA GHOSH. ., Son of BIPOLO GHOSH, Beliachandi, P.O: GOCHARAN, Thana: Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,032.00/- (A(1) = Rs 600.00/- , E = Rs 400.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,032/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2025 5:54PM with Govt. Ref. No: 192025260222170778 on 20-08-2025, Amount Rs: 1,000/-, Bank: SBI EPay (SBiPay), Ref. No. 7209266426129 on 20-08-2025, Head of Account 0030-03-104-001-16
Online on 21/08/2025 1:14PM with Govt. Ref. No: 192025260223806608 on 21-08-2025, Amount Rs: 32/-, Bank: SBI EPay (SBiPay), Ref. No. 1432993598425 on 21-08-2025, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 2,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 979034, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: Subbankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/08/2025 5:54PM with Govt. Ref. No: 192025260222170778 on 20-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBiPay), Ref. No. 7209266426129 on 20-08-2025, Head of Account
Online on 21/08/2025 1:14PM with Govt. Ref. No: 192025260223806608 on 21-08-2025, Amount Rs: 2,920/-, Bank: SBI EPay (SBiPay), Ref. No. 1432993598425 on 21-08-2025, Head of Account 0030-02-103-003-02


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income.

The second part of the document provides a detailed breakdown of the accounting process. It outlines the steps from recording transactions to the preparation of financial statements. This includes identifying the accounts affected by each transaction, debiting and crediting the appropriate accounts, and ensuring that the accounting equation remains balanced.

The third part of the document focuses on the analysis of the financial statements. It explains how to interpret the balance sheet, income statement, and statement of cash flows. It highlights key indicators of financial health, such as liquidity, solvency, and profitability, and provides guidance on how to use these statements to make informed business decisions.

The final part of the document discusses the role of the accountant in the business. It emphasizes the importance of ethical behavior and the need to provide accurate and timely information to management and other stakeholders. It also touches on the legal and regulatory requirements that accountants must adhere to.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2025, Page from 528292 to 528319
being No 160212619 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.08.25 16:32:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 25/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

Handwritten signature

E-12633/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 352964

28/10/2022
2003079251/2022

Certified that the document is admitted the Registry. The signature sheets and the endorsement sheets attached with the documents are the part of this document.

Handwritten signature

28-10-22
01-11-22

District Sub-Registry
Registrar (S) of
Registration, 1014
Alipore, South 24 Parganas
01 NOV 2022
CONVEYANCE

1. Date: 28/10/2022
2. Place: Kolkata
3. Parties

2-30 Pm

28/10/22

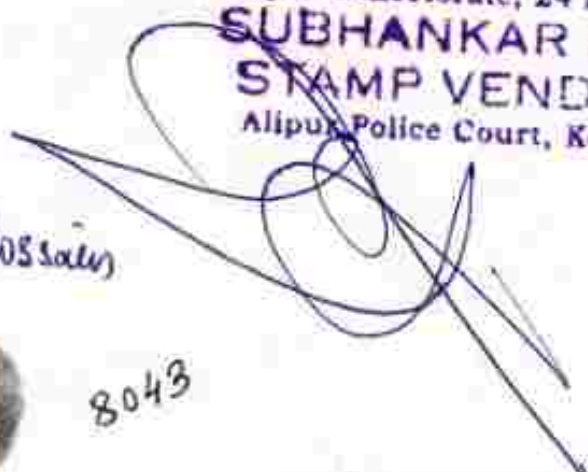
003946

04 JUL 2022

No.....Rs. **100/-** Date.....

Name:..... **ALAMOIR REZA**
Address:..... **ADVOCATE**
..... **ALIPUR JUDGES COURT**
..... **KOL-27**
..... **356/2003**

Vendor:.....
Alipur Collectorate, 24 Pgs. (9)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



nowar hassain



8043

nowar hassain



8044

israrul haq Mulla



District Sub-Registrar
Registrar 1157 (2) of
Registration Act, 1908
Alipur, 24 Pgs. (9)

20 OCT 2022

Sabri Ali
Nalbari, P.O. - Bhangari
743502, G.S. Bhangari
- 24 Pgs (9)

- 3.1 **ANOWAR HOSSAIN (PAN BJNPH8171G and AADHAAR NO. 3359 4306 4129**, son of Nazirudin Molla, by faith- Islam, by Occupation- cultivation, residing at Jirangacha, P.S.- Kashipur, P.O.- Hatisala, District- South 24 Parganas, Pin-700135 (**Vendor**, includes successors-in-interest)

And

- 3.2 **UMA KYAL (PAN ABDPK2889B and Aadhaar No. 7198 7662 5923)**, wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata-700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

And

- 3.3 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q and Aadhaar No. 401623755842)**, son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, Pin-743502, Police Station Bamunia, District South 24 Parganas (**Confirming Party**, includes successors-in-interest)

Vendor, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as shali (agricultural) measuring 1.19 (one point one nine) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as danga (highland) measuring 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below the First Property and Second Property, are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipur, South 24 Parganas

20 OCT 2022

Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 Representations, Warranties and Covenants Regarding Title: The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 Ownership of Jeetendra Nath Ghosh: At all material time one Jeetendra Nath Ghosh was the sole and absolute owner in respect of the **(1)** land measuring 9.5 (nine point five) decimals more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and **(2)** measuring 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas free from all encumbrances (collectively **Mother Property**).

5.1.2 Demise of Jeetendra Nath Ghosh: Said Jeetendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sailyabala Ghosh (since deceased) and only daughter, Kanchanbala Ghosh, as his only legal heiresses, who jointly and in equal share inherited the right, title and interest of Late Jeetendra Nath Ghosh in the Mother Property, free from all encumbrances.

5.1.3 Demise of Sailyabala Ghosh: Said Sailyabala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her only daughter, Kanchanbala Ghosh, as her only legal heiress, who solely inherited the right, title and interest of Late Sailyabala Ghosh in the Mother Property, free from all encumbrances.

5.1.4 Demise of Kanchanbala Ghosh: Said Kanchanbala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 2(two) sons namely (1) Ajay Ghosh and (2) Bijay Ghosh and 3(three) daughters namely (1) Anjali Ghosh (2) Manju Devi Alias Manju Ghosh And (3) Mita Das Alias Mita Ghosh, as her only legal heiress, who solely inherited the right, title and interest of Late Kanchanbala Ghosh in the Mother Property, free from all encumbrances.

5.1.5 First Sale by Anjali Ghosh & Ors.: By a Deed of Conveyance dated 05th September, 2022, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. I, Volume No. 1621-2022, at Pages



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231735 to 231758, being Deed No. 162108484 for the year 2022, said (1) Anjali Ghosh, (2) Manju Devi alias Manju Ghosh, (3) Mita Das alias Mita Ghosh, (4) Ajay Ghosh And (5) Bijay Ghosh, jointly and severally sold, transferred, conveyed the land measuring 8.31(eight point three one) decimal more or less, out of 9.5 (nine point five) decimal out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, L.R. Khatian No. 3269, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Jalil Molla, free from all encumbrances.

5.1.6 **Second Sale by Anjali Ghosh & Ors:** By an another Deed of Conveyance dated 20th October, 2022, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. 1, Volume No. 1621-2022, at Pages 266939 to 266959, being Deed No. 162109854 for the year 2022, said (1) Anjali Ghosh, (2) Manju Devi alias Manju Ghosh, (3) Mita Das alias Mita Ghosh, (4) Ajay Ghosh And (5) Bijay Ghosh, jointly and severally further sold, transferred, conveyed the (1) land measuring 1.19 (one point nine nine) decimal more or less, out of 9.5 (nine point five) decimal out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, and (2) land measuring 14.25 (fourteen point two five) decimal more or less, out of 14.25 (fourteen point two five) decimal out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471 recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Anowar Hossain free from all encumbrances.

5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Anowar Hossain (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.8 **Agreement with Confirming Party:** Nijam Uddim Molla (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor have received the advance/earnest money as agreed between them.

5.1.9 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.



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- 5.1.10 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and Confirming Party represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the



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Vendor or the Vendor' predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property i.e.; land measuring 1.19 (one point one nine) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land measuring 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.30,00,000/-** (Rupees Thirty Lakh only) (**Total Consideration**) out of which the Purchaser has paid



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Rs.18,00,000/- (Rupees Eighteen Lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.12,00,000/- (Rupees Twelve Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor' title, Vendor' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. Further, the Vendor hereby conveys all the Vendor' right, title and



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interest in the said R.S. Dag Nos. 497 and 503 under these presents whatsoever and howsoever in nature.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and



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statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

First Schedule
Part-I
(First Property)

Land vacant classified as shali (agricultural) measuring 1.19 (one point one nine) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur



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(formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 111, 112, 113, 118 & 121
- On the East** : By R.S. Dag No. 479
- On the South** : By R.S. Dag Nos. 501, 500, 499, 498, 496 & 503
- On the West** : By Mouza Hatisala.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

Part-II **(Second Property)**

Land vacant classified as Danga (highland) measuring 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 497
- On the East** : By R.S. Dag Nos. 501, 502, 504, 505, 506 & 507
- On the South** : By R.S. Dag No. 507
- On the West** : By Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Property and appurtenances and inheritances for access and user thereof.

2nd Schedule **(Said Property)** **[Subject Matter of Conveyance]**

Land vacant classified as shali (agricultural) measuring 1.19 (one point one nine) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above



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land (vacant) classified as Danga (highland) measuring 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
497	465	582	38	1.19
503	471	582	57	14.25
Total				15.44



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10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. *Salim Ah*
Vill - *Nalbari*, P.O - *Bhongar*
P.S - *Bhongar*, Dist - *24 PGS (S)*
PIN - *743502*

2. *Arijit Roy*
17, Dixon, Lane, Kol-14

Anwar Hussain

(Vendor)

Nitunuddin Molla

(Confirming Party)

Drafted by

Atanir Perza
HB/1366/03

Advocate

Atipore Judge Court
Kol-27



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.18,00,000/- (Rupees Eighteen Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 256382	28.10.2022	Indian Overseas Bank	13,00,000/-
UTR No.IOBAR52022102800293861	28.10.2022	Indian Overseas Bank	5,00,000/-
Total			18,00,000/-

Witnesses:

1. *Sahin Ali*

2. *Anjit Roy*

Anowar Hossain

[ANOWAR HOSSAIN]
(Vendor)



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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.12,00,000/- (Rupees Twelve Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. [OBAN22210595914	29.07.2022	India Overseas Bank	2,00,000/-
Cheque No. 256384	28.10.2022	India Overseas Bank	10,00,000/-
Total			12,00,000/-

Witnesses:

1. *Sabin Axi*

2. *Anjit Roy*

Nizamuddin Molla





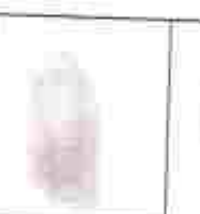



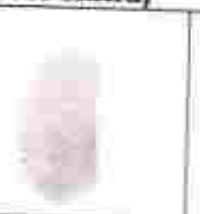
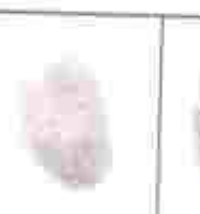





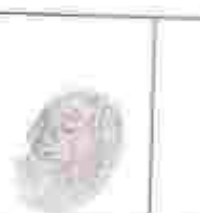



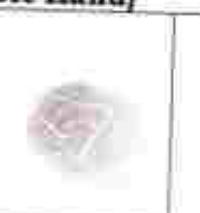
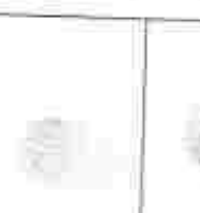








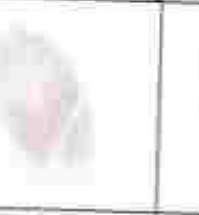
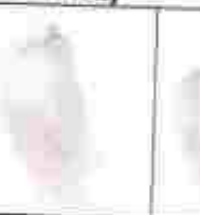
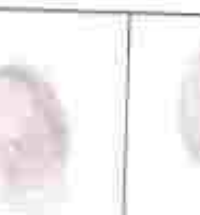

[Confirming Party]



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SPECIMEN FORM FOR TEN FINGER PRINTS

 Anwar Hussain	Anwar Hussain						
		Little Ring Middle Fore Thumb (Left Hand)					
							
		Thumb Fore Middle Ring Little (Right Hand)					
 Uma K. J.	Uma K. J.						
		Little Ring Middle Fore Thumb (Left Hand)					
							
		Thumb Fore Middle Ring Little (Right Hand)					
 Nitha Nudesa M. Olla	Nitha Nudesa M. Olla						
		Little Ring Middle Fore Thumb (Left Hand)					
							
		Thumb Fore Middle Ring Little (Right Hand)					



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Registrar (S 7.12) of
Registration, 1908
Alipore, South 24 Parganas

20 OCT 2021



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042003074251/2022

I. Signature of the Person(s) admitting the Executari at Private Residence.

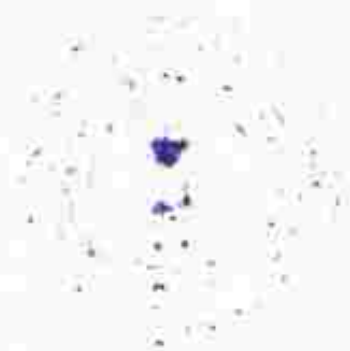
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	ANOWAR HOSSAIN Jirangacha, City - , P.O.- Hatisala, P.S.-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Anwar HOSSAIN 28.10.22
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	NIJAM UDDIN MOLLA Village - Kabidanga P.O.- Bamunia, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Nizam Uddin Molla 28.10.22
Sl No.	Name and Address of identifier	Identifier		Finger Print	Signature with date
1	SALIM ALI Son of Belal Ali City:- , P.O.- Bhangar, P.S.- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	ANOWAR HOSSAIN, NIJAM UDDIN MOLLA			Salim Ali 28.10.2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS









Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230151112468

GRN Details

GRN:	192022230151112468	Payment Mode:	SBI Epay
GRN Date:	27/10/2022 16:34:36	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3262896460433	BRN Date:	27/10/2022 16:35:24
Gateway Ref ID:	20221027548417	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	271020222015111245	Payment Init. Date:	27/10/2022 16:34:36
Payment Status:	Successful	Payment Ref. No:	2003074251/4/2022

[Query No*/Query Year]

Depositor Details

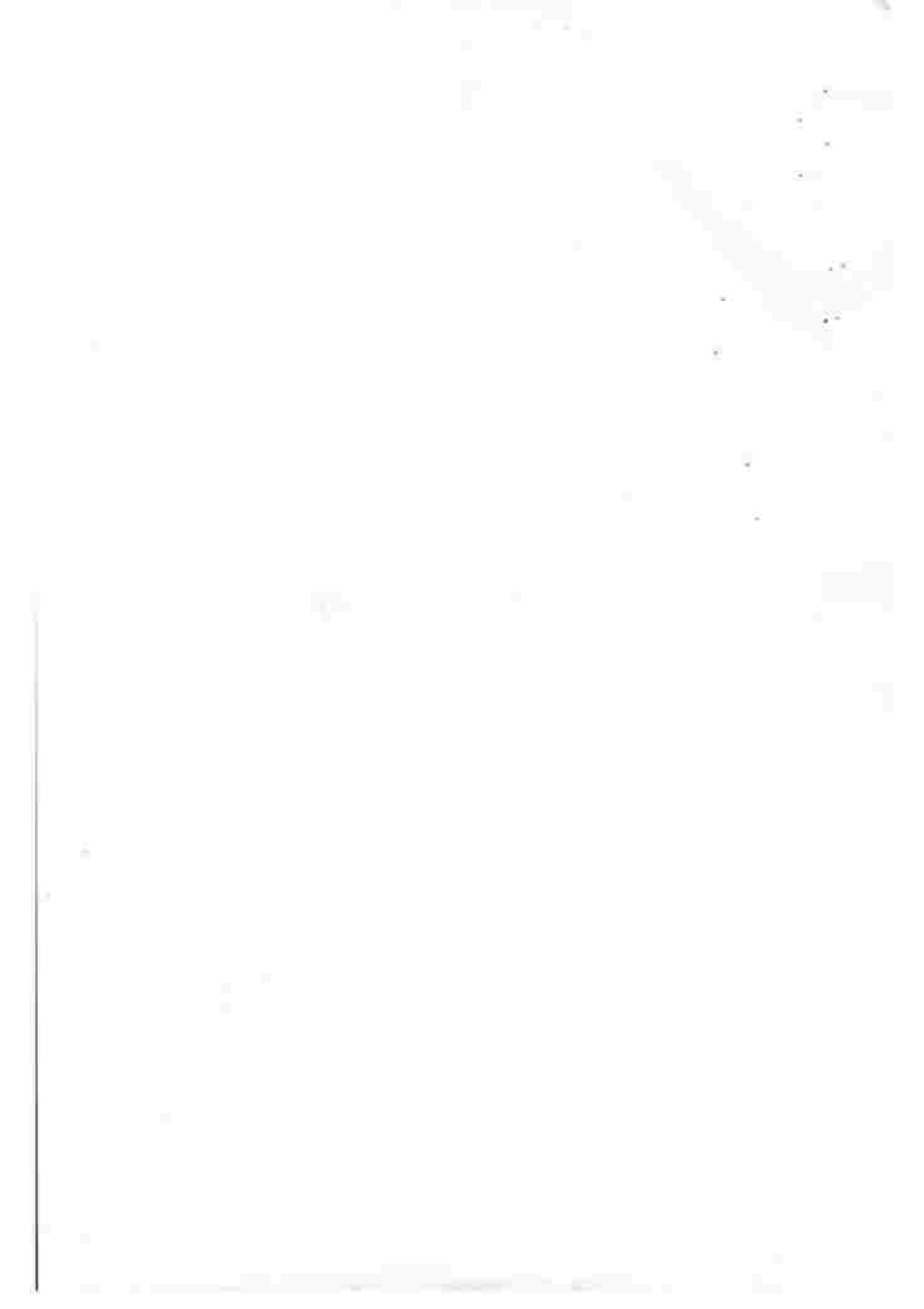
Depositor's Name:	Mrs UMA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	27/10/2022
Period To (dd/mm/yyyy):	27/10/2022
Payment Ref ID:	2003074251/4/2022
Dept Ref ID/DRN:	2003074251/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003074251/4/2022	Property Registration-Stamp duty	0030-02-103-003-02	90021
2	2003074251/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	42014
			Total	132035

IN WORDS: ONE LAKH THIRTY TWO THOUSAND THIRTY FIVE ONLY.

PAID





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003074251/2022	Office where deed will be registered
Query Date	26/10/2022 3:20:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 12,00,000/-]	
Set Forth value	Market Value	
Rs. 30,00,000/-	Rs. 30,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 90,021/- (Article:23)	Rs. 42,014/- (Article:A(1), E. B)	
Mutation Fee: Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

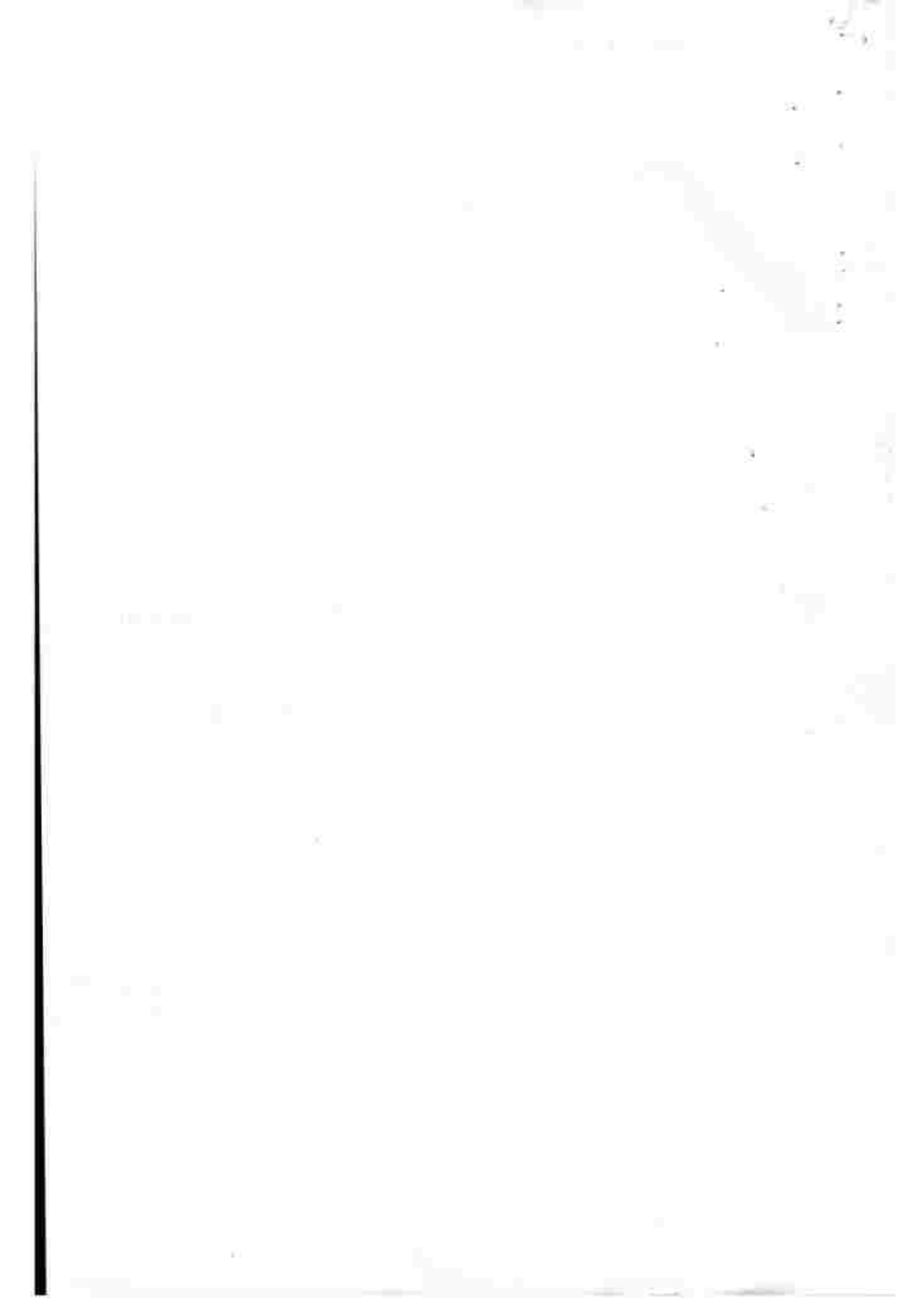
District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-497	RS-582	Bastu	Shali	1.19 Dec	2,31,218/-	2,31,218/-	
L2	RS-503	RS-582	Bastu	Danga	14.25 Dec	27,68,782/-	27,68,782/-	
		TOTAL :			15.44Dec	30,00,000 /-	30,00,000 /-	
	Grand Total :				15.44Dec	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANOWAR HOSSAIN Son of Najirudin Molla, Jirangacha, City:-, P.O:- Halisala, P.S:- Kashipur, District -South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BJxxxxxx1G, Aadhaar No.: 33xxxxxxx4129, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





2	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla, Village:- Kabildanga, P.O:- Bamunia, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842, Status : Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self
---	--	------------------	--

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMA KYAL Wife of UMESH KYAL, 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S.-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx9B, Aadhaar No.: 71xxxxxxxx5923, Status : Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
SALIM ALI Son of Belat Ali City:- , P.O:- Bhangar, P.S.-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Identifier Of ANOWAR HOSSAIN, NIJAM UDDIN MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANOWAR HOSSAIN	UMA KYAL-0.595 Dec
2	NIJAM UDDIN MOLLA	UMA KYAL-0.595 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ANOWAR HOSSAIN	UMA KYAL-7.125 Dec
2	NIJAM UDDIN MOLLA	UMA KYAL-7.125 Dec

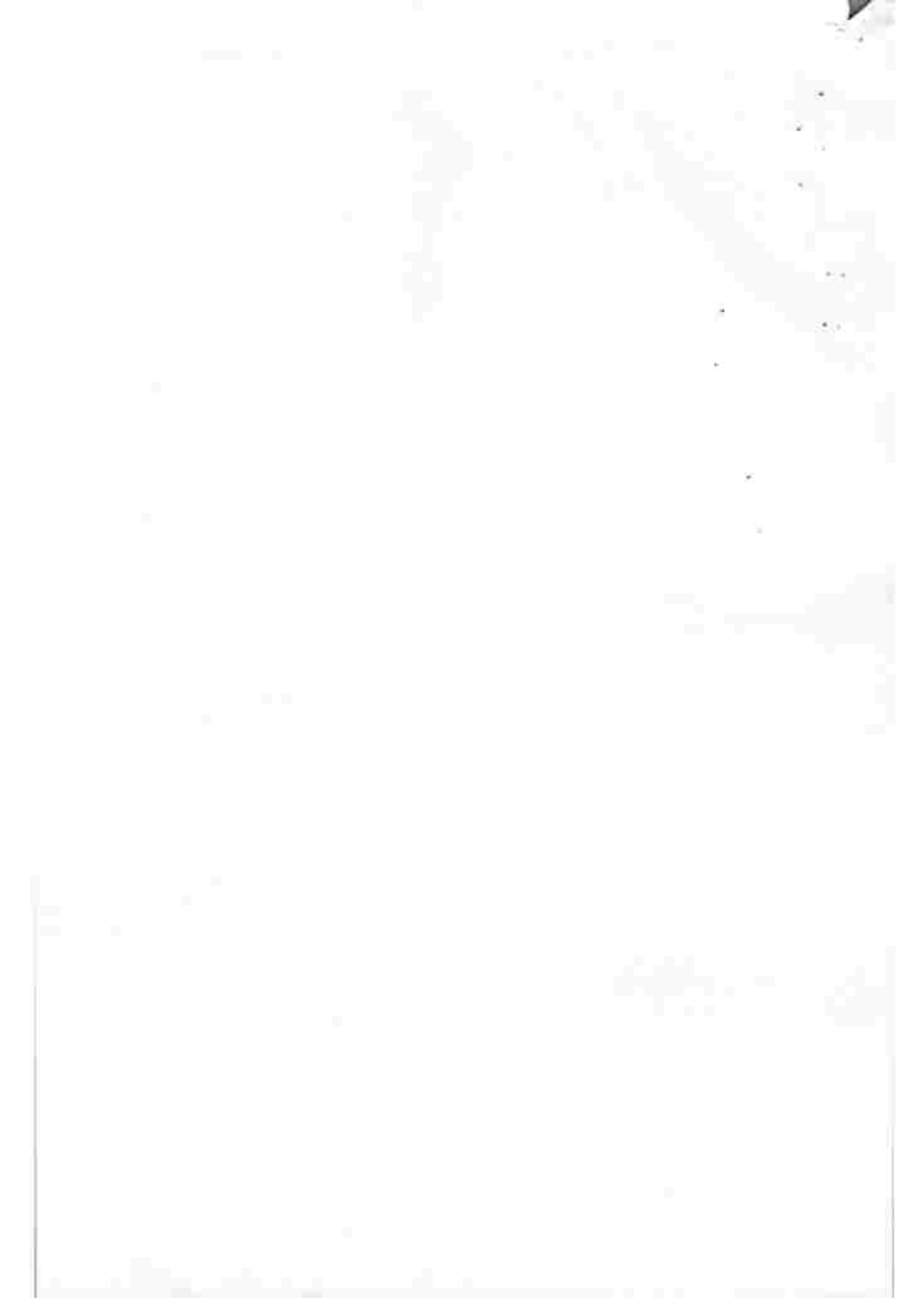
Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 25-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 25-11-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

एनपीआर क्रमांक
Permanent Account Number Card
EJNPH0171G



नाम
ANDWAR HOSSAIN

पति/पत्नी/अपराध/अन्य
HAZRUDDIN MOLLA

22/02/2002

38642

Andwar Hossain





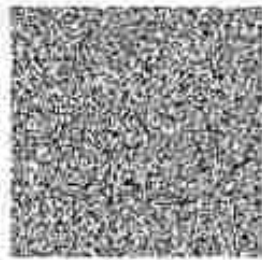
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ওলিগনকৃতিক নম্বর/ Enrolment No.: 0013/15001/15539

To
Anwar Hossain
Jrangacha
Iran Gachhi
South 24 Parganas West Bengal - 700135
6289880166

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

3359 4306 4129

VID : 9177 0190 9254 3681

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অনোমত স্বেচন
Anwar Hossain
জন্মতারিখ/DOB: 22/02/2001
সঙ্গী MALE

3359 4306 4129

VID : 9177 0190 9254 3681

আমার আধার, আমার পরিচয়



ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- নিয়মিত স্ক্যানিং করে / অফলাইন এক্সপ্রেশন / অনলাইন প্রমাণিত করে আধার নতুন পরিচয় খাটতে পারেন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াকৃত তথ্য পত্র।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা গ্রহণের সহায়তা করে।
- আধার আপনাকে মোবাইল নাম্বার ও ইমেল আইডি আপডেট করতে সাহায্য করে।
- আধার স্ক্যান করতে মোবাইল রাখুন - mAadhaar App য়ায়ে।

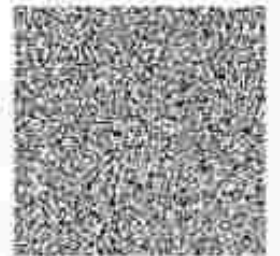
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
Jrangacha, Iran Gachhi, South 24 Parganas,
West Bengal - 700135
Address:
Jrangacha, Iran Gachhi, South 24 Parganas,
West Bengal - 700135



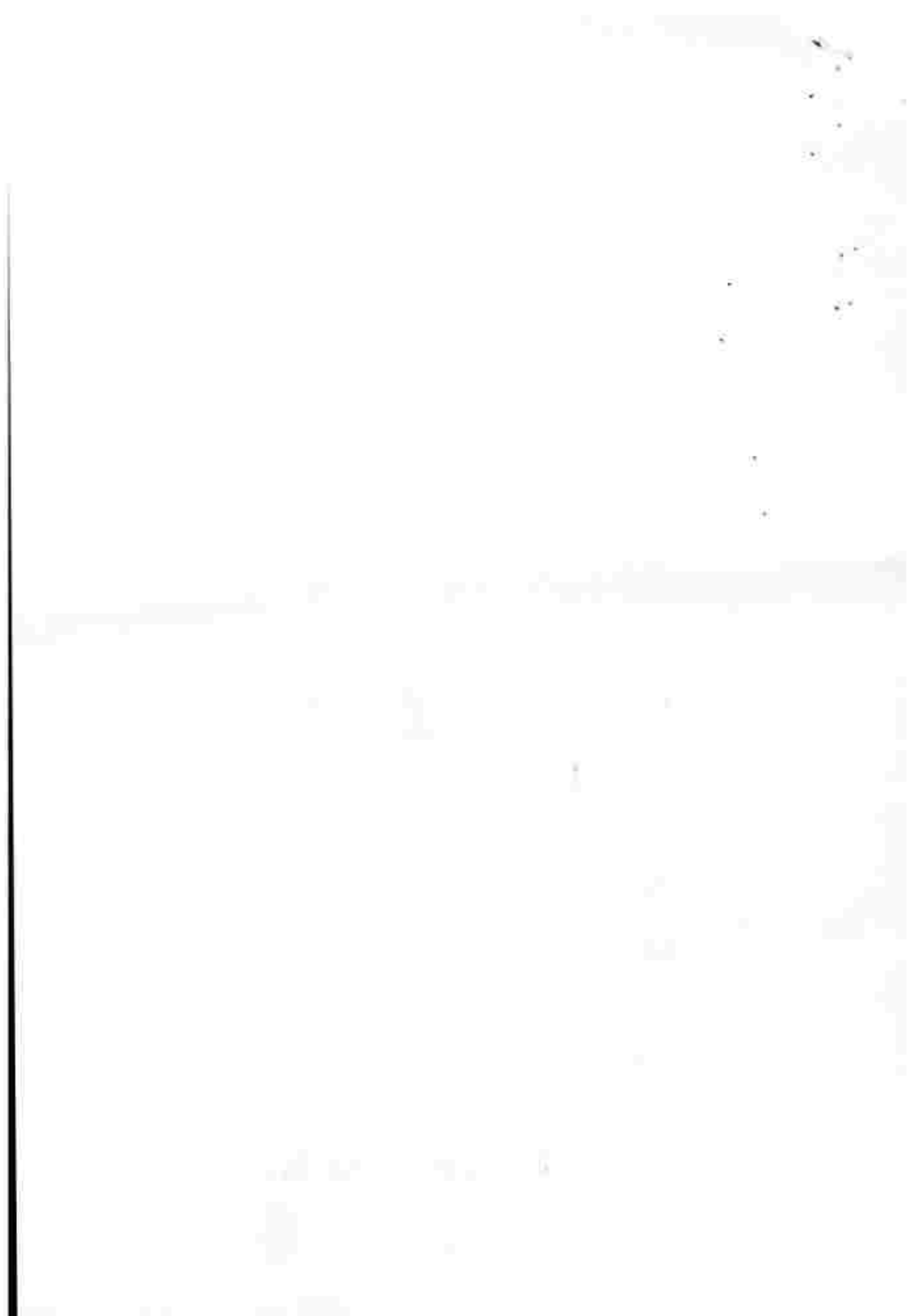
3359 4306 4129

VID : 9177 0190 9254 3681

1807 | help@uidai.gov.in | www.uidai.gov.in

Anwar Hossain

Anwar Hossain



PERMANENT ACCOUNT NUMBER
ABDPK2888B



MR NAME
UMA KYAL

MR MR NAME (FATHER'S NAME)
BADRI PRASAD LARKAR

MR MR DATE OF BIRTH
06-11-1959

ISSUES SIGNATURE


DR. K. S. SINGH
 Chief Commissioner of Income Tax, West Bengal

केन्द्र : कोलकाता
 GOVERNMENT OF INDIA



उम कुयल
 Uma Kyal
 जन्म तिथि / DOB: 06/11/1959
 लिंग / Gender

7198 7662 5923

मेरा आधार, मेरी पहचान

কেন্দ্র : কলকাতা
 Unique Identification Authority of India

ইমো কয়ল, পিতার নাম: বদ্রী প্রসাদ লারকার
 Kolkata, West Bengal, 700029

Address: 35 C, SOUTHBEND PARK, Seas
 Bose Road, Kolkata, West Bengal, 700029



7198 7662 5923

1947 help@uidai.gov.in www.uidai.gov.in

Uma Kyal



Fig. 1

Fig. 2

Fig. 3

Fig. 4

Fig. 5

Fig. 6

Fig. 7

Fig. 8

Fig. 9

Fig. 10

Fig. 11

Fig. 12

Fig. 13

Fig. 14



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No : 218372469 07857

To
 Nijam Uddin Molla

107 Akshai Jati Moha
 Kanchikpur
 Baramba
 Madhura Bhangar - II, South 24 Parganas,
 West Bengal - 743502
 0322811144

18/01/2015

01/08/2014



X4800960218F17



आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



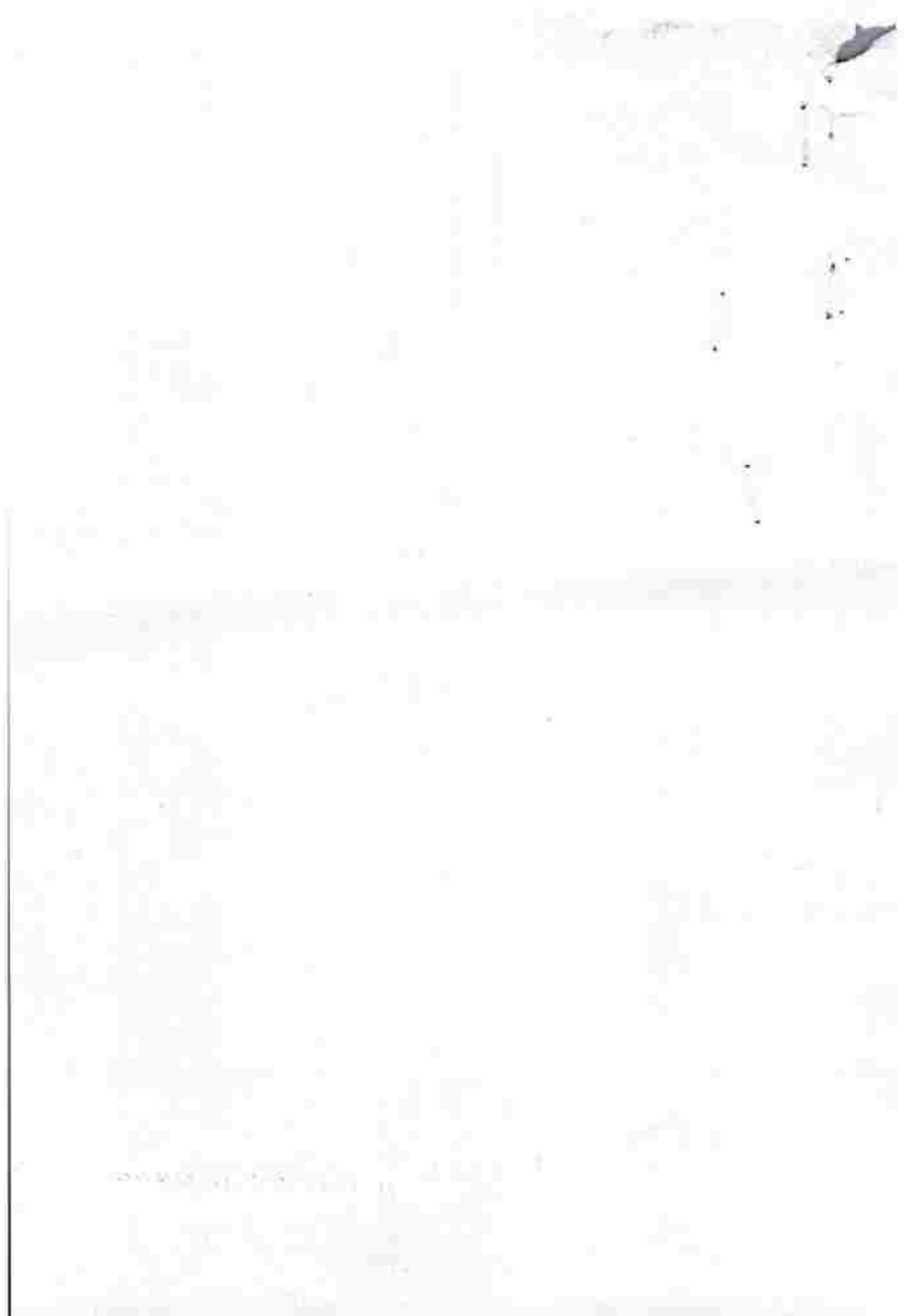
Nijam Uddin Molla
 DOB: 18/01/2015

4016 2375 5842

मेरा आधार, मेरी पहचान



Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

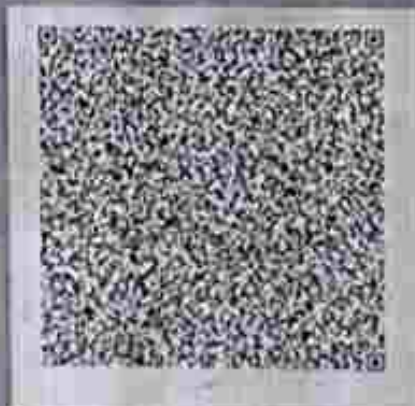


नाम / Name

NIJAM UDDIN MOLLA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

COZPM5223Q



पिता का नाम / Father's Name
ABDUL JALIL MOLLA

जन्म की तारीख / Date of Birth

01/01/1989

हस्ताक्षर / Signature

44898





ভারতীয় বিশিষ্ট পরিচয় চিহ্নিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুকরণীয় আইডি / Enrollment No. : 1040/20406/18333

18012015

To
Salim Ali
শেখর আলি
Nalokur
Kalkapur
Bhangar (n). South 24 Parganas
West Bengal - 743502



KR143179613FT

14317061



আপনার আধার সংখ্যা / Your Aadhaar No. :

4676 8042 7678

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শেখর আলি
Salim Ali
পিতা : শেখর আলি
Father : Belal Ali

জন্মতারিখ / DOB: 01/01/1963
পুল / Male

4676 8042 7678



আধার - সাধারণ মানুষের অধিকার

Salim Ali

1950

1950

1950

1950

1950

Major Information of the Deed

Deed No :	I-1604-12633/2022	Date of Registration	01/11/2022
Query No / Year	1604-2003074251/2022	Office where deed is registered	
Query Date	26/10/2022 3:20:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	VINAYAK LEGAL, 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 90,121/- (Article:23)	Rs. 42,046/- (Article:A(1), E.)		
Remarks			

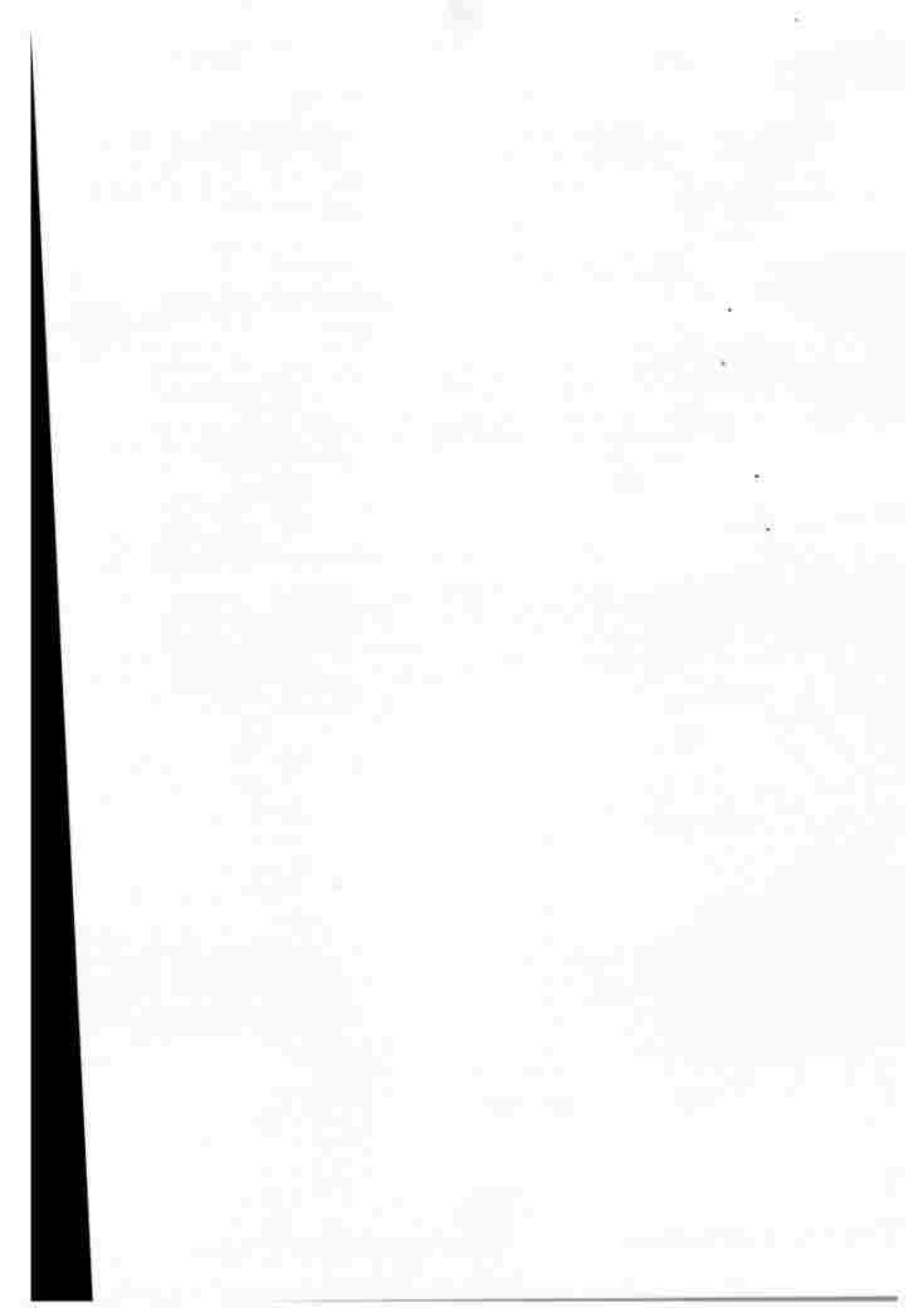
Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-497	RS-582	Bastu	Shali	1.19 Dec	2,31,218/-	2,31,218/-	
L2	RS-503	RS-582	Bastu	Danga	14.25 Dec	27,68,782/-	27,68,782/-	
TOTAL :					15.44Dec	30,00,000 /-	30,00,000 /-	
Grand Total :					15.44Dec	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANOWAR HOSSAIN (Presentant) Son of Najrudin Molla Jirangacha, City:- , P.O:- Hafisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: BJxxxxx1G, Aadhaar No: 33xxxxxxxx4129, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Pvt. Residence



2 NIJAM UDDIN MOLLA

Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Barnunia, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Confirming Party, Executed by: Self, Date of Execution: 28/10/2022

, Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/10/2022

, Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UMA KYAL Wife of UMESH KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxx5923, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
SALIM ALI Son of Belat Ali City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of ANOWAR HOSSAIN, NIJAM UDDIN MOLLA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANOWAR HOSSAIN	UMA KYAL-0.595 Dec
2	NIJAM UDDIN MOLLA	UMA KYAL-0.595 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	ANOWAR HOSSAIN	UMA KYAL-7.125 Dec
2	NIJAM UDDIN MOLLA	UMA KYAL-7.125 Dec

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews with key stakeholders. Secondary data was obtained from existing reports and databases.

The third section details the statistical analysis performed on the collected data. This involves the use of descriptive statistics to summarize the data and inferential statistics to test hypotheses. The results of these analyses are presented in a clear and concise manner, highlighting the key findings of the study.

Finally, the document concludes with a discussion of the implications of the findings. It suggests that the results have significant implications for the industry and provides recommendations for future research. The author also acknowledges the limitations of the study and offers suggestions for how these can be addressed in future work.

Endorsement For Deed Number : I - 160412633 / 2022

On 28-10-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:30 hrs. on 28-10-2022, at the Private residence by ANOWAR HOSSAIN , one of the Executants.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 28/10/2022 by 1. ANOWAR HOSSAIN, Son of Najirudin Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 2. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indetified by SALIM ALI, . . Son of Belat Ali, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-11-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,046.00/- (A(1) = Rs 30,000.00/- ,B = Rs 12,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2022 4:35PM with Govt. Ref. No: 192022230151112468 on 27-10-2022, Amount Rs: 42,014/-, Bank: SBI EPay (SBlePay), Ref. No. 3262896460433 on 27-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 90,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 90,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3946, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2022 4:35PM with Govt. Ref. No: 192022230151112468 on 27-10-2022, Amount Rs: 90,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3262896460433 on 27-10-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 364038 to 364061
being No 160412633 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.01 14:58:31 +05:30
Reason: Digital Signing of Deed.

Anupam Halder) 2022/11/01 02:58:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

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I-12659/23

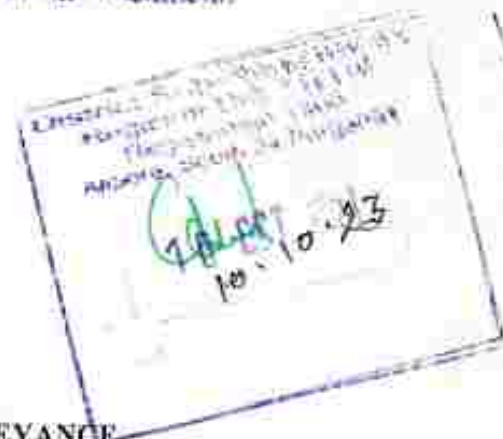


पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AP 762827

09/10/2023
 Q-2002966066/2023
 3-40 P.M.

Certified that the document is admitted the registration. The signature sheets and the engrossment sheets attached with the document are the part of this document.



CONVEYANCE

This Deed of Conveyance is entered into on this 04th day of October, 2023 BETWEEN

3-40 P.M.
 4/10/23

28165

29 AUG 2023

No.....Rs.....Date.....

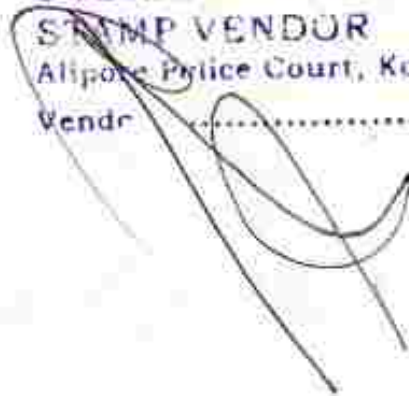
Name:- **B. C. LAHIRI**
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



Sushil Ghosh



Sushil Ghosh

10506



10507

Ajit Mandal
C/o late Chandea Kanta Mandal
Vill+PO - Gousanga Nagar
PS - New Town
Dist - North 24 Parganas
Kol - 700162



- 3.1 **SUSHIL GHOSH alias SUSHIL KUMAR GHOSH (PAN AEOPG4300H and Aadhaar No. 4111 0666 9316)**, son of Rajendra Kumar Ghosh alias Rajendra Nath Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **DEEPAK MANSINKA (PAN ATEPM7283N, AADHAR No. 4147 8085 4427)** son of Kamal Mansinka, by faith Hindu, by occupation Business, nationality Indian, residing at 41A, Simla Road, Maniktala, Post Office Beadon Street, Kolkata- 700 006, Police Station Maniktala, (**Purchaser**, includes successors-in-interest)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as Danga (highland) measuring 8.615 (eight point six one five) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, L.R. Khatian Nos. 3191, 1250, 1495 & 1034, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 120 (one hundred twenty) decimal, being the entirety of R.S. Dag Nos. 496, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**).
- 5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Behari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit



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Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Rajendra Nath Ghosh alias Rajendra Kumar Ghosh:** In the above mentioned circumstances said Rajendra Nath Ghosh alias Rajendra Kumar Ghosh has become the sole and absolute owner in respect of land measuring 13.333 (thirteen point three three three) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) out of the **Mother Property**.
- 5.1.5 **Gift by Rajendra Nath Ghosh alias Rajendra Kumar Ghosh:** By the two following (1) Deed of Gift dated 7th April, 2006, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 71, at Pages 357 to 376, being Deed No. 3971 for the year 2006, said Rajendra Kumar Ghosh gifted and transferred land measuring 4.533 (four point five three three) decimal more or less, out of the **First Larger Property** unto and in favour of Subhash Chandra Ghosh free from all encumbrances, and (2) Deed of Gift dated 7th April, 2006, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 71, at Pages 377 to 394, being Deed No. 3972 for the year 2006 said Rajendra Kumar Ghosh gifted and transferred land measuring 4.533 (four point five three three) decimal more or less, out of the **First Larger Property** unto and in favour of Sushil Ghosh, (**Larger Property of Sushil Ghosh**) free from all encumbrances. Thus the said Rajendra Kumar Ghosh remained the absolute owner of land measuring 4.267 (Four point two six seven) decimal, more or less, (**Remaining Property Of Rajendra**) out of the **First Larger Property**, free from all encumbrances.
- 5.1.6 **Gift by Sushil Ghosh:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 71, at Pages 5976 to 5981, being Deed No. 08446 for the year 2009, said Sushil Ghosh gifted and transferred land measuring 1.525 (**one point five two five**) decimal more or less, out of the **Larger Property of Sushil Ghosh** unto and in favour of Pravat Kumar Ghosh, free from all encumbrances. Thus said Sushil Ghosh, the vendor herein, remained the absolute owner of land measuring



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3.008 (Three point zero zero eight) decimal, more or less, out of the **First Larger Property of Sushil Ghosh**, free from all encumbrances.

- 5.1.7 **Demise of Rajendra Nath Ghosh alias Rajendra Kumar Ghosh:** Said Rajendra Nath Ghosh alias Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, (1) Sarojinibala Ghosh, 3 (three) sons, namely, (2) Sushil Ghosh, (3) Subhash Chandra Ghosh, (4) Provat Kumar Ghosh, and 7 (seven) daughters, namely, (5) Aratibala Ghosh, (6) Sandhyarani Ghosh, (7) Indrani Ghosh, (8) Purnima Ghosh (9) Pratima Ghosh, (10) Mira Ghosh and (11) Kalyani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the **Remaining Property Of Rajendra** in the Mother Property, free from all encumbrances.
- 5.1.8 **Demise of Sarojinibala Ghosh:** Said Sarojinibala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving her 3 (three) sons, namely, (1) Sushil Ghosh, (2) Subhash Chandra Ghosh, (3) Provat Kumar Ghosh, and 7 (seven) daughters, namely, (4) Aratibala Ghosh, (5) Sandhyarani Ghosh, (6) Indrani Ghosh, (7) Purnima Ghosh (8) Pratima Ghosh, (9) Mira Ghosh and (10) Kalyani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sarojinibala Ghosh in the **Remaining Property Of Rajendra** in the Mother Property, free from all encumbrances. Thus said Sushil Ghosh, the vendor herein, inherited 0.427 (zero point four two seven) decimal of land out of the **Remaining Property Of Rajendra**.
- 5.1.9 **Ownership of First Part of the Said Property:** In the above mentioned circumstances Sushil Ghosh has become the sole and absolute owner in respect of land measuring **3.435 (three point four three five) decimal**, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khandu Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Part of the Said Property**) free from all encumbrances.
- 5.1.10 **Sale by Radharani Ghosh:** By a Deed of Sale dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bahangar, South 24 Parganas, recorded in Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred her right, title and interest in the Mother Property (**Second Larger Property**) unto and in favour of Sadhan Kumar Ghosh, son of Late Kshitish Chandra Ghosh, free from all encumbrances.
- 5.1.11 **Sale by Sadhan Kumar Ghosh:** By a Deed of Sale dated 8th September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 12, at Pages 198 to 211, being Deed No. 04756 for the year 2008, said Sadhan Kumar Ghosh sold, conveyed and transferred land measuring 0.74 (two point two two) decimal, more or less, out of the **Second Larger Property** unto and in favour of Sushil Ghosh, free from all encumbrances. It is pertinent to mention that Radharani Ghosh's name is recorded in the records of the



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Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1034 being the predecessor-in-title of Sushil Ghosh and the Said Property is the subject matter of this Conveyance.

- 5.1.12 Ownership of Second Part of the Said Property:** In the above mentioned circumstances said Sushil Ghosh, the vendor herein, has become the sole and absolute owner in respect of land measuring **0.74 (zero point seven four) decimal**, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Part of the Said Property**) free from all encumbrances.
- 5.1.13 Sale by Bipin Behari Ghosh:** By a Deed of Sale dated 29th January, 1977, registered in the Office of the Additional District Sub-Registrar, Bhangar, South 24 Parganas, recorded in Book No. 1, CD Volume No. 115, at Pages 19 to 22, being Deed No. 1216 for the year 1977, said Bipin Behari Ghosh sold, conveyed and transferred his right, title and interest in the Mother Property unto and in favour of Sushil Ghosh, Subhash Chandra Ghosh and Provat Kumar Ghosh all sons of Late Rajendra Kumar Ghosh, free from all encumbrances (**Third Larger Property**).
- 5.1.14 Ownership of Third Part of the Said Property:** In the above mentioned circumstances said Sushil Ghosh, the vendor herein, has become the sole and absolute owner in respect of land measuring **4.44 (four point four four) decimal**, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Third Part of the Said Property**) free from all encumbrances. It is pertinent to mention that erroneously one Siddheswar Ghosh's name is recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1250 who is the son of Bipin Behari Ghosh and one Niharbala Ghosh's name is recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1495 who is the daughter of Bipin Behari Ghosh both being the predecessor-in-title of Sushil Ghosh and the Said Property is the subject matter of this Conveyance.
- 5.1.15 Absolute Ownership of Vendor:** In the above mentioned events and circumstances the said Sushil Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property (comprising of First Part of the Said Property, Second Part of the Said Property and Third Part of the Said Property) free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, recorded under L.R. Khatian Nos. 3191. The Said Property is the subject matter of this Conveyance.
- 5.2 Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:



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- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debentures*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable



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title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being Land measuring 8.615 (eight point six one five) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khatian No. 582 derived from R.S. Khatian No. 32, L.R. Khatian Nos. 3191, 1250, 1495 & 1034, Mouza Jirangaicha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.47,00,000/- (Rupees Forty Seven lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time,



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the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to



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Allpore, South 24 Parganas

04 OCT 2022

the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



District Sub-Registrar-1
Registrar U/S 7 (2) of
Registration Act, 1908
Alipore, South 24 Parganas

04 OCT 2023

Schedule
(Said Property)

Land vacant classified as Danga (highland) measuring 8.615 (eight point six one five) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, L.R. Khatian Nos. 3191, 1250, 1495 & 1034, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	: By R.S. Dag Nos. 497 & 479
On the East	: By R.S. Dag Nos. 480 & 481
On the South	: By R.S. Dag Nos. 481, 494, 495 & 512
On the West	: By R.S. Dag No. 498

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.



Assistant Sub-Registrar-IV
Registrar of Companies (2) of
Registration 1906
Kolkata, South 24 Parganas

04 OCT 2023

10. Execution and Delivery

10.1 In Witness Whereof the Party has executed and delivered this Conveyance on the date mentioned above.

Sushil Ghosh

[Vendor]

Drafted by:

Atangis Perja WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Witnesses:

Signature Ajit Mandal

Signature Arijit Roy

Name AJIT MANDAL

Name ARIJIT ROY

Father's Name late Chandrakanta Mandal

Father's Name ARUN ROY

Address vill+po-Gouranga Nagar

Address 17 Dixon Lane

PS-NEW Town, Kol-700162

Kol-700014



District Sub-Registrar's
Registrar U/S 7 (2) of
Registration 1908
Aspir, South 24 Parganas

04 OCT 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.47,00,000/- (Rupees Forty Seven lakhs only) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. HDFCR52023100492630519	04.10.23	HDFC Bank	47,00,000.00
		Total:	47,00,000/-

Sushil Ghosh

[Vendor]

Witnesses:

Signature *Ajit Mondal*

Signature *Arijit Roy*

Name *Ajit MONDAL*

















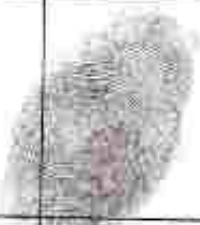





Name *ARIJIT ROY*



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alapur, South 24 Parganas

04 OCT 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>D. P. ...</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>S. ...</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alibore, South 24 Parganas

04 OCT 2023

19202324 0249108948



সংসদে-প্রসন্ন

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

A/10/23

Query No /Year	2002466066/2023	Office where deed will be registered
Query Date	27/09/2023 11:26:41 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 47,00,000/-	Rs. 47,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,41,020/- (Article:23)	Rs. 47,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-496	RS-582	Bastu	Danga	8.615 Dec	47,00,000/-	47,00,000/-	
Grand Total :					8.615Dec	47,00,000 /-	47,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUSHIL GHOSH Son of Rajendra Nath GHosh, Jirangachhi, City:- , P.O:- Hafisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx0H, Aadhaar No.: 41xxxxxxx9316, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Darpan - member
BY - MR



Query No: 2002466066 of 2023, Printed On : Oct 3 2023 6:10PM, Generated from wbrejistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	DEEPAK MANSINKA Son of Kamal Mansinka,41A, Simla Road, Maniktala, City:- P.O:- Beadon Street, P.S.-Maniktala, District-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATxxxxxx3N, Aadhaar No.: 41xxxxxxxx4427,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AJIT MONDAL Son of Chandrakanta Mondal City:- , P.O:- Gaurango Nagar, P.S:-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of SUSHIL GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	DEEPAK MANSINKA-8,615 Dec.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fees are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240249108948

GRN Details

GRN:	192023240249108948	Payment Mode:	SBI Epay
GRN Date:	06/10/2023 18:59:37	Bank/Gateway:	SBIPay Payment Gateway
BRN :	3801831883337	BRN Date:	06/10/2023 19:00:01
Gateway Ref ID:	20231006537924	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	061020232024910893	Payment Init. Date:	06/10/2023 18:59:37
Payment Status:	Successful	Payment Ref. No:	2002466066/6/2023 [Query Nw*/Query Year]

Depositor Details

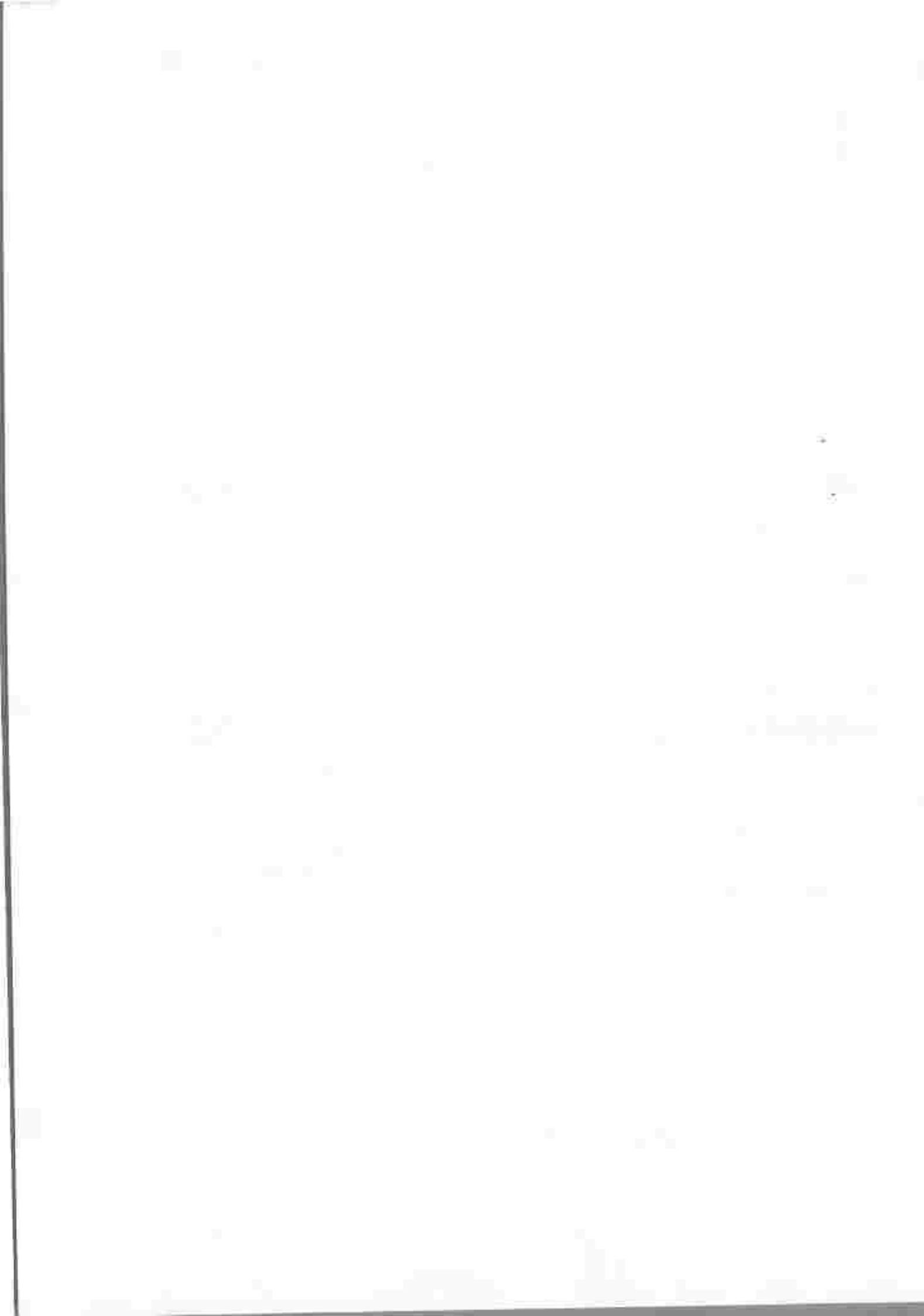
Depositor's Name:	Mr DEEPAK MANSINKA
Address:	41A, SIMLA ROAD, KOLKATA-700006
Mobile:	9330394689
Period From (dd/mm/yyyy):	06/10/2023
Period To (dd/mm/yyyy):	06/10/2023
Payment Ref ID:	2002466066/6/2023
Dept Ref ID/DRN:	2002466066/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002466066/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	140920
2	2002466066/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	47046
			Total	187966

IN WORDS: ONE LAKH EIGHTY SEVEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.

PAID





Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1584

Miscellaneous Receipt

Visit Commission Case No / Year	1604003525/2023	Date of Application	04/10/2023
Query No / Year	16042002466086/2023		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org VINAYAK LEGAL		
Stampduty Payable	Rs.1,41,020/-		
Registration Fees Payable	Rs.47,014/-		
Applicant Name of the Visit Commission	Mr A Reza		
Applicant Address	a p		
Place of Commission	kol 26		
Expected Date and Time of Commission	04/10/2023 7:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042002466066/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SUSHIL GHOSH Jirangachhi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Sushil Ghosh</i> 4/10/23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	AJIT MONDAL Son of Chandrakanta Mondal City:- , P.O:- Gaurango Nagar, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700157	SUSHIL GHOSH			<i>Ajit Mondal</i> 04/10/2023

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1604-12659/2023	Date of Registration :	10/10/2023
Query No / Year	1604-2002466066/2023	Office where deed is registered	
Query Date	27/09/2023 11:26:41 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 47,00,000/-	Rs. 47,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,41,020/- (Article:23)	Rs. 47,046/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-496	RS-582	Bastu	Danga	8.615 Dec	47,00,000/-	47,00,000/-
Grand Total :					8.615Dec	47,00,000 /-	47,00,000 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUSHIL GHOSH (Presentant) Son of Rajendra Nath Ghosh Jirangachhi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx0H, Aadhaar No: 41xxxxxxx9316, Status :Individual, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/10/2023 , Admitted by: Self, Date of Admission: 04/10/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEPAK MANSINKA Son of Kamal Mansinka 41A, Simia Road, Maniktala, City:- , P.O:- Beadon Street, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx3N, Aadhaar No: 41xxxxxxx4427, Status :Individual, Status : Not Executed



Identifier Details :

Name	Photo	Finger Print	Signature
AJIT MONDAL Son of Chandrakanta Mondal City:- , P.O:- Gaurango Nagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157			

Identifier Of: SUSHIL GHOSH

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	SUSHIL GHOSH	DEEPAK MANSINKA-8.615 Dec



Endorsement For Deed Number : I - 160412659 / 2023

On 04-10-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:40 hrs on 04-10-2023, at the Private residence by SUSHIL GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 04/10/2023 by SUSHIL GHOSH, Son of Rajendra Nath Ghosh, Jirangachhi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India; PIN - 700135, by caste Hindu, by Profession Others Identified by AJIT MONDAL, . . , Son of Chandrakanta Mondal, P.O: Gaurango Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India; PIN - 700157, by caste Hindu, by profession Others



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,046.00/- (A(1) = Rs 47,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 47,046/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 7:00PM with Govt. Ref. No: 192023240249108948 on 06-10-2023, Amount Rs: 47,046/-, Bank: SBI EPay (SBlePay), Ref. No. 3801831883337 on 06-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,920/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,40,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28165, Amount: Rs.100.00/-, Date of Purchase: 29/09/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 7:00PM with Govt. Ref. No: 192023240249108948 on 06-10-2023, Amount Rs: 1,40,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3801831883337 on 06-10-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 407747 to 407770
being No 160412659 for the year 2023.



(Signature)

Digitally signed by Anupam Halder
Date: 2023.11.06 11:27:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Handwritten signature

I-12719/22

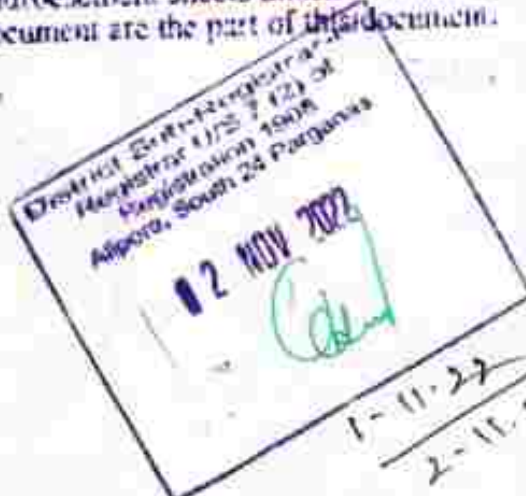


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 352963

Handwritten notes:
01/11/2022
Q-2003089018/2022
2-45 PM

Certified that the document is admitted the Registrar. The signature sheets and the endorsement sheets attached with the document are the part of the document.



CONVEYANCE

1. Date: 01.11.22
2. Place: Kolkata
3. Parties

Handwritten notes:
2-45 PM
1/11/22

003947

04 JUL 2022

No. Rs. **100/-** Date **ALAMGIR REZA**
 Name: **ADVOCATE**
 Address: **MEIPORE JUDGES COURT**
 **KOL-27**
 Vendor: **WB/1386/2003**

Alipur Collectorate, 24 Pgs. (8)
SUBHANKAR DAS
STAMP VENDOR
 Alipur Police Court, Kol-27

Nitunuddin Molla



8080

Nitunuddin Molla



Ajit Roy
Arjun Roy
 17, DIXON LANE
 P.S. MUCHIPARA
 P.O. ENTALLY
 Kol-14.

District Sub-Registrar IV
 Registrar U/S 7 (b) of
 Registration 1908
 Alipore, South 24 Parganas
01 NOV 2022

- 3.1 **NIJAM UDDIN MOLLA (PAN: CQZPM5223Q and Aadhaar No. 4016-2375-5842)**, son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Kabidanga, Post Office Bamunia, Pin-743502, Police Station Kashipur, District South 24 Parganas (**Vendor**, include successors-in-interest)

And

- 3.2 **SEEMA KYAL**, having PAN ADPPD3013J and Aadhaar No. 6735 3975 9286, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 5.25 (five point two five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, L.R. Dag No. 91, recorded under R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Khosla Bibi:** At all material time one Khosla Bibi alias Khosjan Bibi, wife of Late Karim Box Molla and daughter of Late Maniruddin Molla was the sole, absolute and recorded owner in respect of land measuring 5.25 (five point two five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, L.R. Dag No. 91 recorded under R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.



District Registrar's Office
Registration Unit 7 (2) of
Registration 1908
Alipore, South 24 Parganas

01 NOV 2022

- 5.1.2 **Demise of Khoslal Bibi:** Said Khoslal Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Miyachhaddin Molla, (2) Iyachhaddin Molya, (3) Abu Hossain Molla, (4) Ali Hossain Molya and (5) Asan Ali Molla and 4 (four) daughters, namely, (1) Motilal Bibi, (2) Mihilal Bibi, (3) Sundari Bibi and (4) Rahila Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khoslal Bibi in the Larger Property, free from all encumbrances.
- 5.1.3 **Demise of Miyachhaddin Molla:** Said Miyachhaddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Akila Bibi and 4 (four) sons, namely, (1) Habibar Molla alias Habbir Molya, (2) Sirajul Molla, (3) Mafijul Molya and (4) Arif Molya, as his only legal heirs and heiress. Subsequently, said Akila Bibi, wife of Late Miyachhaddin Molla died intestate leaving behind her surviving her aforesaid sons, namely, (1) Habibar Molla, (2) Sirajul Molla, (3) Mofijul Molla and (4) Arif Molla, who jointly and in equal share inherited the right, title and interest of Late Miyachhaddin Molla and Akila Bibi in the Larger Property, free from all encumbrances.
- 5.1.4 **Demise of Iyachhaddin Molya:** Said Iyachhaddin Molya, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Halima Bibi alias Halima Molya and 4 (four) sons, namely, (1) Iunuchh Molya, (2) Hayat Ali Molla, (3) Abbasaddin Molla and (4) Siddhique Molla alias Idris Piyada, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Iyachhaddin Molya in the Larger Property, free from all encumbrances.
- 5.1.5 **Demise of Abu Hossain Molla:** Said Abu Hossain Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Chapuran Bibi, 5 (five) sons, namely, (1) Ismail Molla, (2) Muchhahak Molya, (3) Ichhahak Molya, (4) Islam Molya and (5) Majnu Ali Molla and 2 (two) daughters, namely, (1) Masura Bibi alias Masu Bibi and (2) Lutfannechha Molya alias Lutu Bibi, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Abu Hossain Molla in the Larger Property, free from all encumbrances.
- 5.1.6 **Demise of Chapuran Bibi:** Said Chapuran Bibi, wife of Late Abu Hossain Molla died intestate leaving behind her surviving her aforesaid sons and daughters, namely, (1) Ismail Molla, (2) Muchhahak Molya, (3) Ichhahak Molya, (4) Islam Molya, (5) Majnu Ali Molla, (6) Masura Bibi alias Masu Bibi and (7) Lutfannechha Molya alias Lutu Bibi, who jointly and in diverse share inherited the right, title and interest of Late Chapuran Bibi in the Larger Property, free from all encumbrances.
- 5.1.7 **Demise of Majnu Ali Molla:** Said Majnu Ali Molla, son of Late Abu Hossain Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Fatema



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Bibi and only son, Sahabul Molla, as his only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Majnu Ali Molla in the Larger Property, free from all encumbrances.

- 5.1.8 **Demise of Ali Hossain Molya:** Said Ali Hossain Molya, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Achhiya Bibi alias Achhiya Molya, 2 (two) sons, namely, (1) Alauddin Molya and (2) Manirul Molla and 4 (four) daughters, namely (1) Aleya Bibi, (2) Rahima Bibi Molla, (3) Rasida Bibi and (4) Rojina Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Ali Hossain Molya in the Larger Property, free from all encumbrances.
- 5.1.9 **Demise of Asan Ali Molla:** Said Asan Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Marjina Bibi, 6 (six) sons, namely, (1) Sahajan Molla, (2) Mijanur Molla, (3) Nur Nabi Molya, (4) Jamirul Molla, (5) Md. Rejaul Molla and (6) Ezarul Molla and 2 (two) daughters, namely, (1) Aamanara Bibi alias Achma Bibi and (2) Farida Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Asan Ali Molla in the Larger Property, free from all encumbrances.
- 5.1.10 **Demise of Motilal Bibi:** Said Motilal Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Ajijul Molla and (2) Saiful Molla alias Saifull Islam Molla and 2 (two) daughters, namely, (1) Ayesha Bibi and (2) Emrana Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Motilal Bibi in the Larger Property, free from all encumbrances.
- 5.1.11 **Demise of Mihilal Bibi:** Said Mihilal Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Saidul Molla alias Sahidul Islam Molla, (2) Nur Mohammad Molla alias Molya Nur Mahammad, (3) Nazrul Molya and (4) Azizul Molya, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mihilal Bibi in the Larger Property, free from all encumbrances.
- 5.1.12 **Demise of Sundari Bibi:** Said Sundari Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her only daughter, Sahida Bibi alias Sahida Molla, as her only legal heiress, who solely inherited the right, title and interest of Late Sundari Bibi in the Larger Property, free from all encumbrances.
- 5.1.13 **Demise of Rahila Bibi:** Said Rahila Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Jalaluddin Molla, (2) Alauddin Molla, (3) Kamal Uddin Molya, (4) Saifuddin Molya alias Md. Saifuddin Molya and (5) Jamaluddin Molla and 1 (one) daughter, Mosammat Mamtaj Bibi alias Mamtaj Bibi, as her only legal heirs and heiress, who jointly and in



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diverse share inherited the right, title and interest of Late Rahila Bibi in the Larger Property, free from all encumbrances.

- 5.1.14 **Sale by Habibar Molla alias Habbir Molya & 47 ors.:** By a registered deed of conveyance dated 22nd October, 2022, registered in the office at D.S.R.-IV, South 24 Parganas, recorded in Book- I, Volume No.1604-2022, at pages from 362961 to 363047, being No.160412583 for the year 2022, the said Habibar Molla & 47 others (the Vendors therein) sold, transferred, conveyed the said property being land measuring 5.25 (five point two five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, recorded under R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas, unto and in favour of Nijam Uddin Molla, free from all encumbrances.
- 5.1.15 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the said Nijam Uddin Molla (the Vendor herein) became the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.



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- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 5.25 (five point two five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, L.R. Dag No. 91 recorded under R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag No. 98 is delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs



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and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 21,00,000/- (Rupees Twenty One Lakh only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. **Terms of Transfer**

8.1 **Sallent Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being affected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor' title, Vendor' authority to sell and nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.



Existence of the property of the
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- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance



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portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendor have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule
(Said Property)**

Land vacant classified as *sali* (agricultural) measuring 5.25 (five point two five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, L.R. Dag No. 91, recorded under R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:



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On the North : By R.S. Dag Nos. 97
On the East : By R.S. Dag Nos. 123, 140, 141 & 142
On the South : By R.S. Dag Nos. 120
On the West : By R.S. Dag Nos. 99 & 119

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. *Ajit Roy*
17, DIXON LANE
KOL-14.

Nizamuddin Molla

[Vendor]

2. *Atangir Reza Adv*
28/1, Judge Court Road
KOL-27

Drafted by:

Atangir Reza
Advocate HB/1366/03

Atipore Judge Court
KOL-27



District Sub-Registrar (V)
Kailashpur U/S 7 (2) 9
Registration 1000
Alipur, Gujarat 387 102-1022

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. **21,00,000/- (Rupees Twenty One Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

UTR No.	Date	Bank	Amount (Rs.)
UTR No. IOBAN222646222779	03.09.2022	Indian Overseas Bank	2,00,000/-
UTR No. IOBAR52022102000603938	20.10.2022	Indian Overseas Bank	10,00,000/-
Cheque No.000182	28.10.2022	Indian Overseas Bank	9,00,000/-
Total:			21,00,000/-

Witnesses:

1. Anjit Roy

Nisaruddin Mousa

[Vendor]

2. Atangir Legu Adv



District Sub-Registrar IV
Registrar I/257-1/1
Registration 1006
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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Nisamuddin Mollu</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>S. K. Y</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act,
Allore, South 24 Parganas

01 NOV 2022




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003083018/2022

I. Signature of the Person

at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Village:- Kabilidanga, P.O:- Bamunia, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Nijam Uddin Molla</i> 01.11.22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ARIJIT ROY Son of Arun Roy City:- Kolkata, P.O:- Muchipara, P.S:- Muchipara, District- Kolkata, West Bengal, India, PIN:- 700014	NIJAM UDDIN MOLLA			<i>Arijit Roy</i> 01.11.2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230153109038

GRN Details

GRN:	192022230153109038	Payment Mode:	SBI Epay
GRN Date:	31/10/2022 10:32:52	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4929212640717	BRN Date:	31/10/2022 10:33:17
Gateway Ref ID:	20221031652219	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	311020222015310902	Payment Init. Date:	31/10/2022 10:32:52
Payment Status:	Successful	Payment Ref. No:	2003083018/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs SEEMA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	31/10/2022
Period To (dd/mm/yyyy):	31/10/2022
Payment Ref ID:	2003083018/2/2022
Dept Ref ID/DRN:	2003083018/2/2022



Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003083018/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	63020
2	2003083018/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21014
			Total	84034

IN WORDS: EIGHTY FOUR THOUSAND THIRTY FOUR ONLY.







Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003083018/2022	Office where deed will be registered:
Query Date	28/10/2022 4:03:19 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement - 2]	
Set Forth value	Market Value	
Rs. 21,00,000/-	Rs. 21,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 63,020/- (Article:23)	Rs. 21,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-416	Bastu	Shali	5.25 Dec	21,00,000/-	21,00,000/-	
Grand Total :					5.25Dec	21,00,000 /-	21,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NIJAM UDDIN MOLLA Son of Abdul Jail Molla, Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003083018 of 2022, Printed On : Oct 28 2022 5:49PM, Generated from wbregistration.gov.in



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SEEMA KYAL Wife of Bakrishan Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx3J, Aadhaar No.: 67xxxxxxxx9286,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
ARIJIT ROY Son of Arun Roy City:- Kolkata, P.O:- Muchipara, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of NIJAM UDDIN MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIJAM UDDIN MOLLA	SEEMA KYAL-5.25 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 27-11-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2003063018 of 2022, Printed On : Oct 29 2022 5:48PM, Generated from wregistration.gov.in





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



311020222015310902

GRIPS Payment Detail

GRIPS Payment ID:	311020222015310902	Payment Init. Date:	31/10/2022 10:32:52
Total Amount:	84034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4929212640717	BRN Date:	31/10/2022 10:33:17
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SEEMA KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230153109038	Directorate of Registration & Stamp Revenue	84034
Total			84034

IN WORDS: EIGHTY FOUR THOUSAND THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SEEMA KYAL
TULSI DAS DROLIA
20/01/1967
Permanent Account Number
ADPPD3013J


Signature


2024-2025

भारत सरकार
GOVERNMENT OF INDIA

श्रीमती सीमा
Seema Kyal
व्यक्ति / DOB: 20/01/1967
महिला / Female


Photo Date: 14/03/2024

6735 3975 9286
मेरा आधार, मेरी पहचान

भारतीय विधिकार्यपालिका
Legal Practitioners' Authority of India

नाम: श्रीमती सीमा कयल, एडवोकेट
(Seema Kyal, Advocate)

Address: 20 C, SOUTHERN PARK, Sector
Dhak Road, Kolkata, West Bengal, 700029

6735 3975 9286

1847 help@utdai.gov.in www.utdai.gov.in

S. Kyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name

NIJAM UDDIN MOLLA

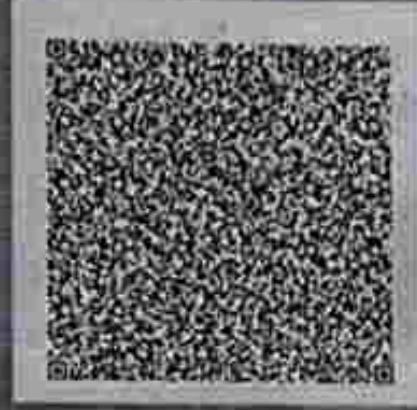
पिता का नाम / Father's Name
ABDUL JALIL MOLLA

जन्म की तारीख / Date of Birth

01/01/1989

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CQZPM5223Q



Nizam Uddin Molla

Nizam Uddin Molla
हस्ताक्षर / Signature

44898



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 2189/72469/07857

To
Nizam Uddin Molla

20/01/2015

S/O Abdul Jalil Molla
Kabilanga
Balmuria
Barmuria, Bhargar - II, South 24 Parganas,
West Bengal - 743502
9732981154

BC096221



KA500962216FH

Nizam Uddin Molla



आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Nizam Uddin Molla
DOB: 01/01/1980
Male



4016 2375 5842

मेरा आधार मेरी पहचान



भारत सरकार
Government of India

अभिहित राय
Arijit Roy
जन्मतिथि / DOB: 01/02/1997
पुरुष / MALE

4528 9917 7403

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

17, डिक्सन लान, कोलकाता,
कोलकाता, पश्चिम बंगाल, 700014

Address: 17, DIXON LANE, India S.O,
Kolkata, West Bengal, 700014

4528 9917 7403

1947 help@uidai.gov.in www.uidai.gov.in

Arijit Roy





1891
20



Major Information of the Deed

Deed No :	I-1604-12719/2022	Date of Registration	02/11/2022
Query No / Year	1604-2003083018/2022	Office where deed is registered	
Query Date	28/10/2022 4:03:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth Value	Market Value		
Rs. 21,00,000/-	Rs. 21,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 63,120/- (Article:23)	Rs. 21,046/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use RQR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-416	Bastu	Shali	5.25 Dec	21,00,000/-	21,00,000/-	
Grand Total :					5.25Dec	21,00,000 /-	21,00,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	NIJAM UDDIN MOLLA (Presentant) Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2022 Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SEEMA KYAL Wife of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
ARIJIT ROY Son of Arun Roy City:- Kolkata, P.O:- Muchipara, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014			
Identifier Of NIJAM UDDIN MOLLA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIJAM UDDIN MOLLA	SEEMA KYAL-5.25 Dec

Endorsement For Deed Number : I - 160412719 / 2022

On 01-11-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 14:45 hrs on 01-11-2022, at the Private residence by NIJAM UDDIN MOLLA, Executant.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,00,000/-

Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)

Execution is admitted on 01/11/2022 by NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others Identified by ARIJIT ROY, . . Son of Arun Roy, P.O: Muchipara, Thana: Muchipara, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Service

Anupam Haider
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-11-2022

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,048.00/- (A(1) = Rs 21,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2022 10:33AM with Govt. Ref. No: 192022230153109038 on 31-10-2022, Amount Rs: 21,014/-, Bank: SBI EPay (SBlePay), Ref. No. 4929212640717 on 31-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 63,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3947, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2022 10:33AM with Govt. Ref. No: 192022230153109038 on 31-10-2022, Amount Rs: 63,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4929212640717 on 31-10-2022, Head of Account 0030-02-103-003-02

Anupam Haider
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 366836 to 366856
being No 160412719 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.02 15:34:26 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

Anupam Halder) 2022/11/02 03:34:26 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)